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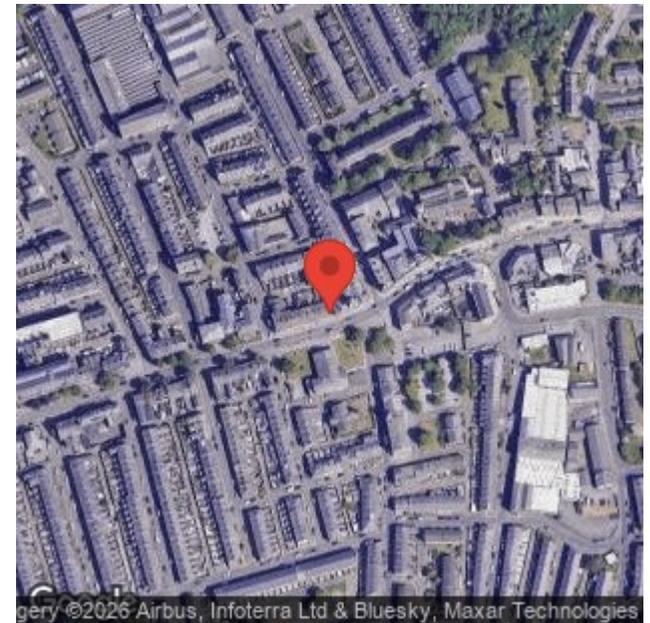
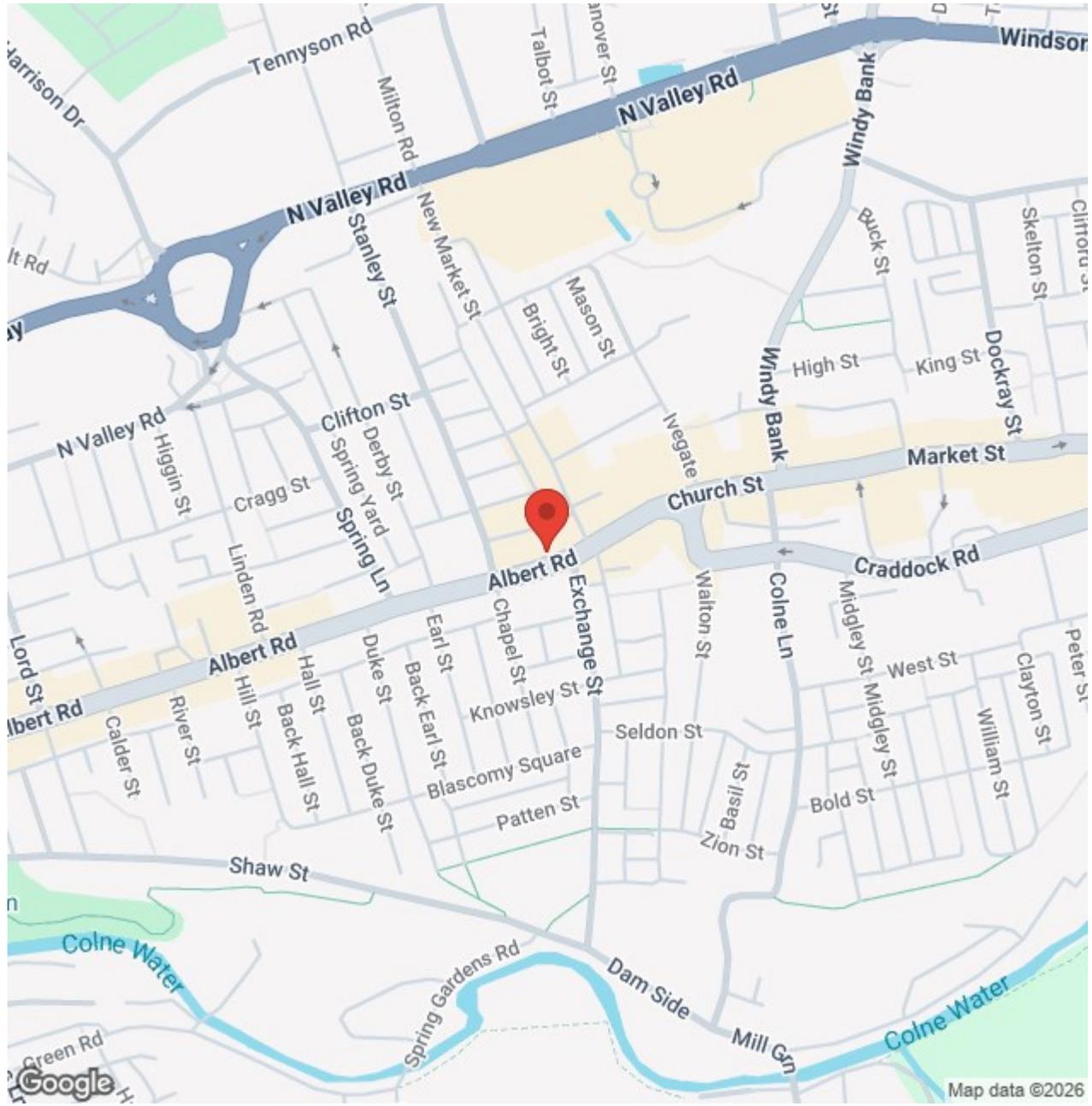
## The Gables, Albert Road, Colne

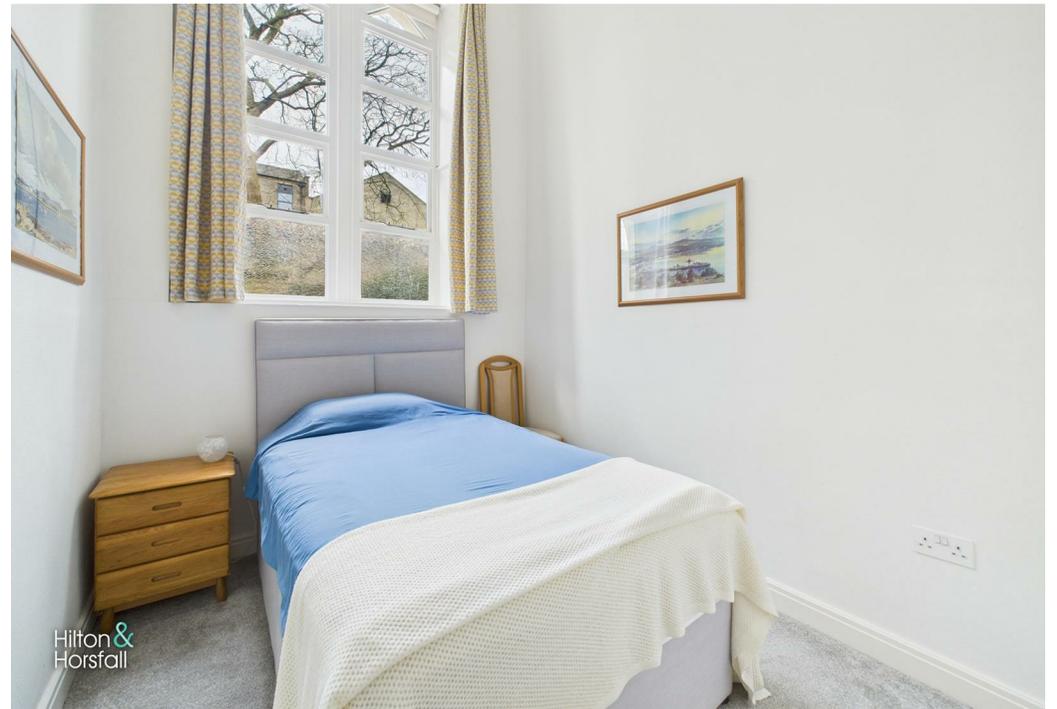
£269,950

- Ground floor apartment within a landmark Victorian conversion
- Spacious open-plan living room and kitchen with high ceilings
- Three bedrooms including a principal bedroom with en-suite
- Separate modern shower room
- Character features combined with contemporary finishes
- Convenient Colne location close to amenities and transport links

A spacious three-bedroom ground floor apartment set within The Gables, a landmark Victorian property rich in character and architectural presence. Beautifully converted, the apartment retains a sense of grandeur through high ceilings, large feature windows and elegant proportions, while offering the comfort and practicality of modern living. The accommodation is centred around an impressive open-plan living and kitchen space, complemented by three well-proportioned bedrooms including a principal bedroom with en-suite, along with a separate shower room. Positioned in a convenient Colne location close to amenities and transport links, this unique apartment combines period charm with contemporary convenience, making it a rare and appealing opportunity.







## Lancashire

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### GROUND FLOOR

#### **LIVING ROOM / DINING AREA 26'10" x 17'3" (8.19m x 5.28m)**

Positioned to the front of the building, this impressive open-plan living room and kitchen is a beautifully proportioned space, enhanced by high ceilings that reflect the Victorian character of this landmark conversion. Large feature windows flood the room with natural light, while the generous layout comfortably accommodates distinct living and dining areas, ideal for both everyday living and entertaining. A decorative fireplace provides an elegant focal point, and the open-plan kitchen blends seamlessly into the space, creating a sociable and flexible environment rarely found in modern apartments.

#### **KITCHEN 7'6" x 9'6" (2.29m x 2.91m)**

The kitchen is fitted with a modern range of wall and base units, complemented by marble-effect work surfaces and a stylish herringbone-effect floor, creating a clean and contemporary finish. Integrated appliances provide a sleek and practical layout, while a window to the side elevation allows natural light to flow through the space. Open to the main living area, the kitchen remains well defined yet sociable, perfectly suited to modern apartment living.

### HALLWAY

The entrance hallway benefits from a useful built-in cupboard housing a concealed utility area, providing practical storage and laundry space.

#### **BEDROOM ONE 9'10" x 11'9" (3.00m x 3.59m)**

Bedroom One is a generous double room positioned to the rear of the apartment, offering a peaceful and private setting. Finished in neutral tones and enjoying natural light from a rear-facing window, the room provides ample space for bedroom furniture and benefits from direct access to a modern en-suite, making it an ideal principal bedroom.

#### **EN-SUITE BATHROOM 5'1" x 6'7" (1.55m x 2.01m)**

The en-suite bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash basin set within a vanity unit and WC, finished with stylish wall tiling and benefiting from a window allowing natural light and ventilation.

#### **BEDROOM TWO 14'6" x 7'10" (4.43m x 2.39m)**

Bedroom Two is a well-proportioned room featuring a window to the side elevation that allows natural light to flow through. The space is highly versatile and would suit use as a guest bedroom, home office or study, offering flexibility to suit a range of lifestyle needs.

#### **BEDROOM THREE 10'8" x 7'7" (3.27m x 2.33m)**

Bedroom Three is a further well-presented bedroom featuring a window to the side elevation, providing natural light and a comfortable atmosphere. The room would suit use as a bedroom, home office or occasional guest room, offering flexibility to meet a variety of needs.

#### **SHOWER ROOM 4'5" x 8'4" (1.37m x 2.55m)**

The shower room is fitted with a modern suite comprising a walk-in shower enclosure, wash basin set within a vanity unit and WC, complemented by contemporary wall tiling and a heated towel rail, providing a practical and stylish additional bathroom facility.

### LOCATION

The Gables is situated on Albert Road in Colne, a

convenient and well-regarded residential location within easy reach of the town centre, local amenities, cafés and transport links. Colne offers excellent access to the surrounding Pendle countryside, while commuters benefit from nearby road connections linking to neighbouring towns and villages, making this an ideal position for both day-to-day living and wider travel.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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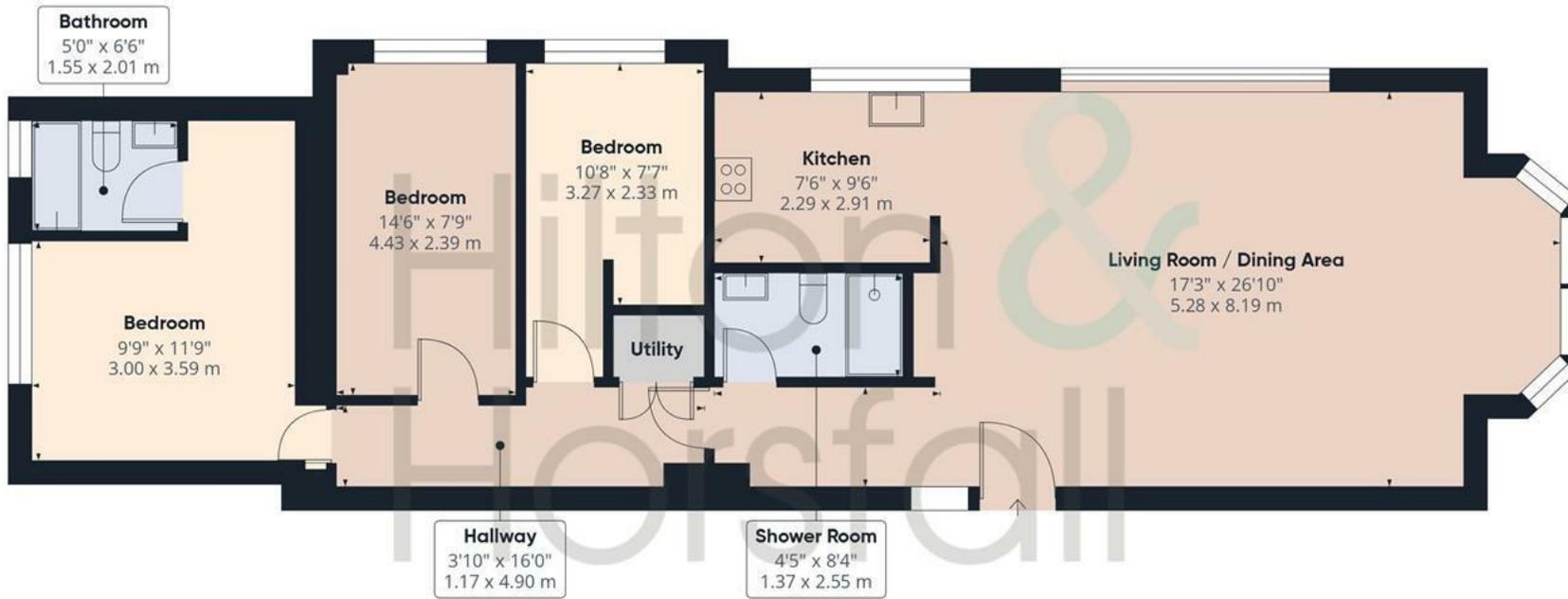
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## OUTSIDE

Externally, the property benefits from an allocated off-road parking bay, located to the side of the building, providing convenient private parking for the apartment. We are advised that an electric vehicle charging point has been installed at the bay (to be confirmed), offering a valuable modern feature for EV users.





Approximate total area<sup>(1)</sup>

1080 ft<sup>2</sup>  
100.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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