





Hilton &  
Horsfall

BB8 9QA

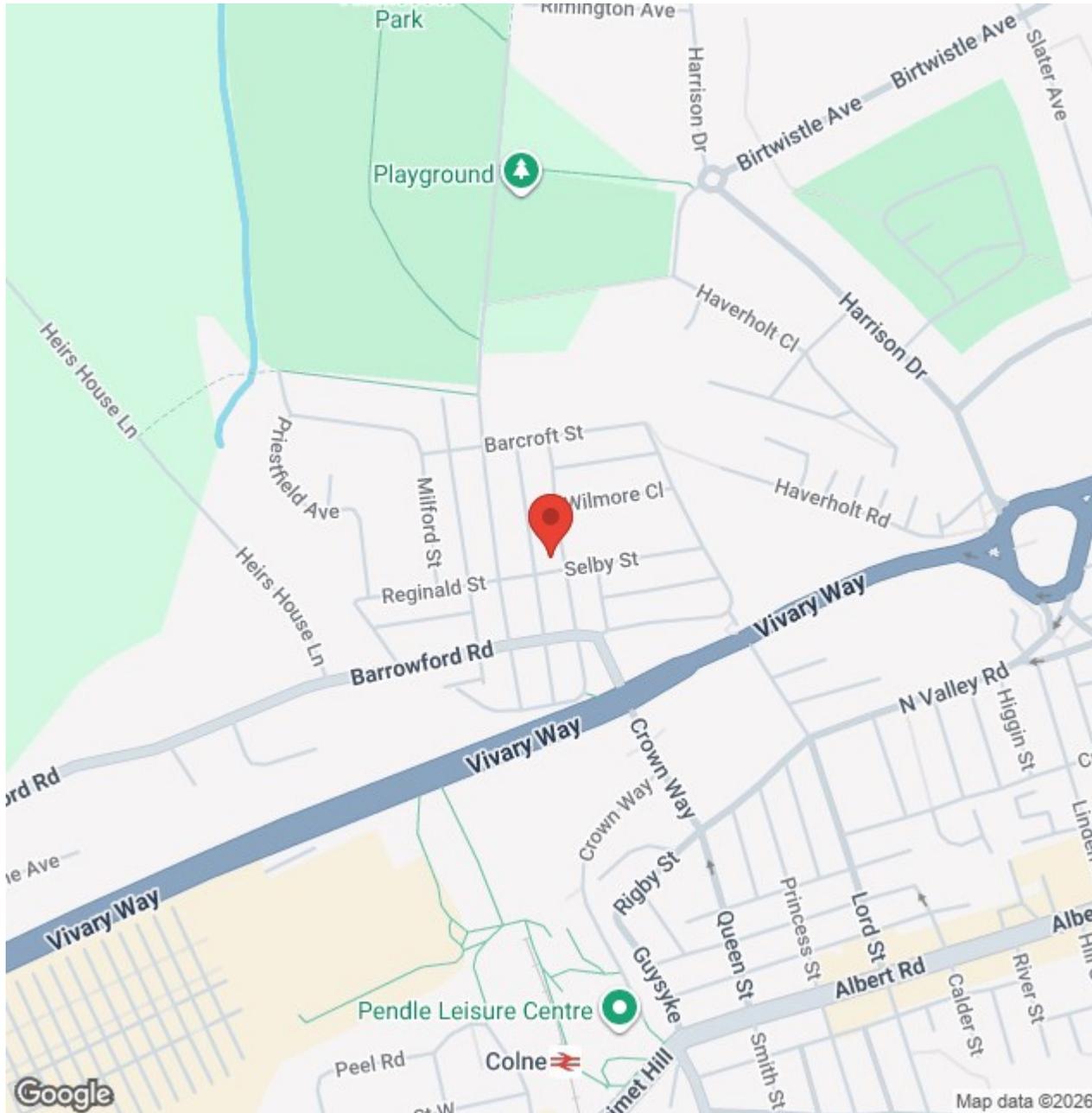
## Parker Street, Colne

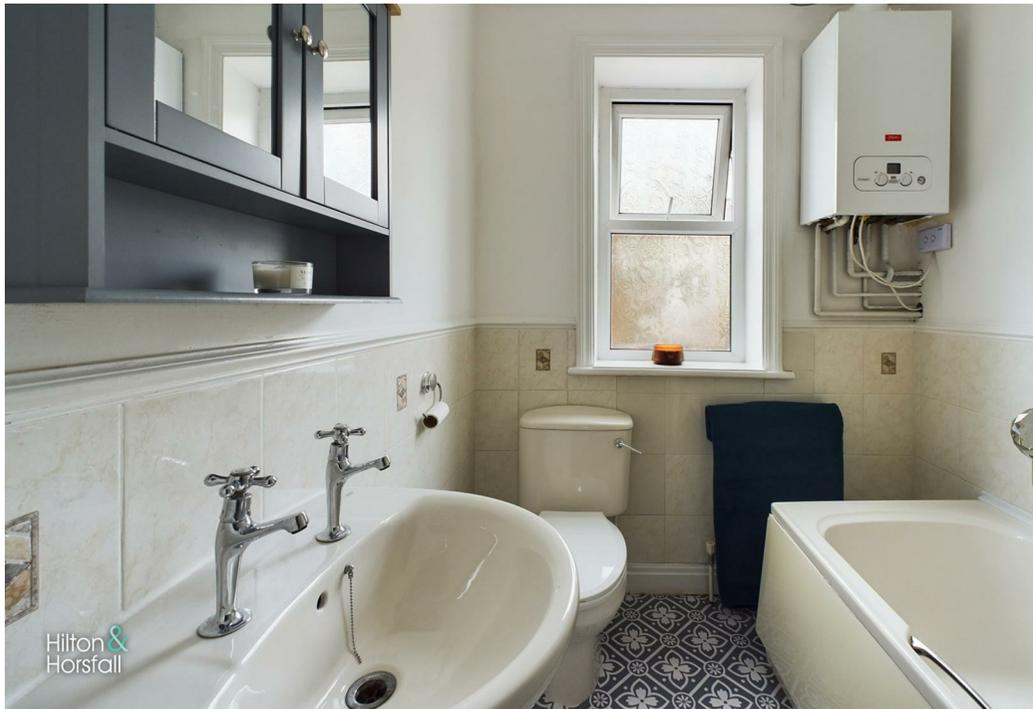
### Offers In The Region Of £179,950

- Extended Mid Terrace
- Stunning Dining Kitchen
- Three Bedrooms
- Close to Alkincoats Park

A superb property located in the popular Alkincoates area of town with local amenities close by. This well appointed dwelling affords many noteworthy features and briefly comprises of: spacious living room, stunning contemporary dining kitchen, 3 well proportioned bedrooms and a 3 piece house bathroom. Externally to the front of the property is a small enclosed forecourt, to the rear is a well kept flagged yard perfect for sitting out in the summer months. This property has been renovated to a high standard throughout and is one not to be missed. Early viewing is advised.







## Lancashire

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### GROUND FLOOR

On the first floor you will find:

#### ENTRANCE PORCH

A welcoming entrance porch with a double glazed door leading to modern living room.

#### LIVING ROOM 14'1" x 16'3" (4.304m x 4.977m )

A family sized living room with a large uPVC double glazed bay window, electric fire, 1 central heating radiator and television point.

#### DINING KITCHEN 14'1" x 22'3" (4.297m x 6.783m )

A modern dining kitchen offering a range of fitted wall and base units, contrasting marble effect worktops, integrated cooker, 4 ring electric hob, integrated fridge/freezer, integrated dishwasher, integrated microwave, inset sink with chrome mixer tap, modern feature ceiling light, tiled flooring,

x2 central heating radiator, uPVC double glazed window to rear elevation, Breakfast bar set within, with wall mounted television point above, under stairs storage, and uPVC double glazed patio doors leading out to the rear yard.

### FIRST FLOOR / LANDING

On the first floor you will find:

#### BEDROOM ONE 9'8" x 12'8" (2.951m x 3.877m)

A room of double proportions with fitted wardrobes, 1 central heating radiator, a large uPVC double glazed window to the front elevation, wall mounted television point.

#### BEDROOM TWO 7'10" x 9'3" (2.391m x 2.829m )

A room of single proportions with fitted wardrobes, 1 central heating radiator and a uPVC double glazed window to the rear.

### SECOND FLOOR

#### BEDROOM THREE 10'2" x 12'4" (3.101m x 3.780m )

A great addition to the property is this converted attic space, creating a third bedroom of double proportions with wood frame skylight, and newly carpeted flooring.

### BATHROOM

A 3 piece bathroom suite with part tiled walls, panelled bath with shower above and glass screen, uPVC frosted double glazed window and w.c.

### EXTERNALLY

Externally to the front elevation is a small enclosed forecourt. To the rear is well kept flagged yard with space for garden furniture, perfect for sitting out in the summer months.

### PUBLISHING

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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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## OUTSIDE

Externally to the front elevation is a small enclosed forecourt. To the rear is well kept flagged yard with space for garden furniture, perfect for sitting out in the summer months.







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