



Hilton &
Horsfall

Lenches Road, Colne

Offers In The Region Of £174,950

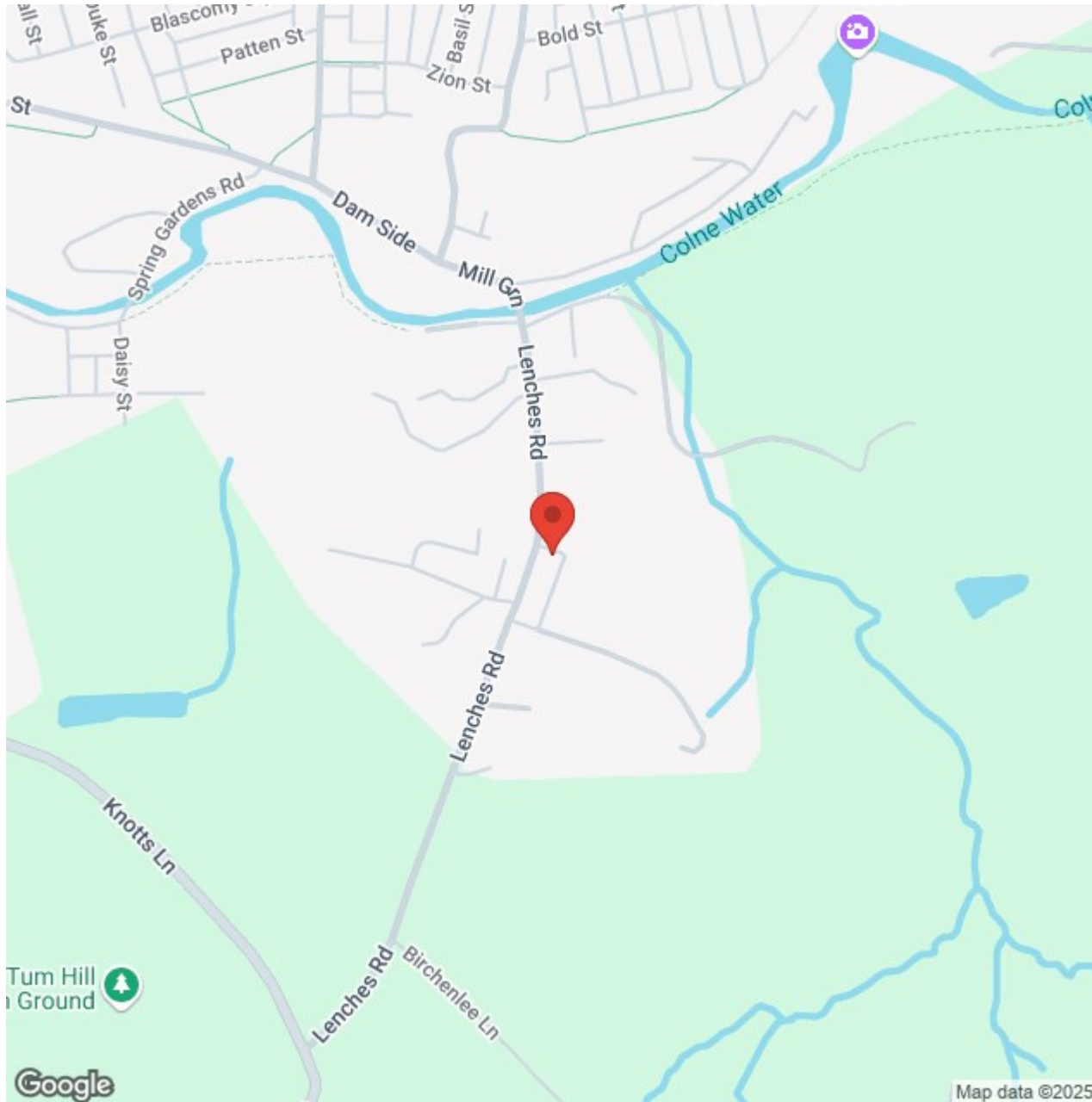
- Far reaching views • Countryside location • Large cellar with storage potential • Ground floor boot room and shower room • Three well-sized bedrooms • Modern 3-piece bathroom suite • Attic conversion potential • Enclosed rear yard • Convenient location near amenities • Former Convenience Store

A distinctive end-terrace property that artfully combines historical charm with modern living. Formerly a cherished local convenience store, this residence offers panoramic views over Colne, and open countryside views to the rear. The spacious dining kitchen serves as the home's centerpiece, featuring a substantial cellar beneath—once the shop's storeroom—now providing ample storage or potential for creative use. The inviting living room is enhanced by a cast iron wood-burning stove, adding warmth and character. A practical rear entrance/boot room leads to a convenient ground floor shower room.

The first floor accommodates three generously sized bedrooms and a modern three-piece bathroom suite. The landing presents an opportunity for future expansion, with the potential to add a staircase to the attic space, subject to necessary permissions.

Externally, an enclosed rear yard offers a private outdoor area for relaxation. This property not only provides a comfortable and versatile living space but also a chance to own a piece of Colne's rich heritage, making it a truly unique offering.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 13'2" x 12'8" (4.03m x 3.87m)

A family sized living room with space for settees, television point, wall feature fireplace with log burner set within, 1x central heating radiator, old wall safe, smoke detector, door to under stairs storage cupboard, airing cupboard housing Worcester boiler and uPVC patio doors to the rear elevation/

DINING KITCHEN 13'7" x 17'2" (4.16m x 5.25m)

A stunning dining kitchen offering fitted wall and base units with contrasting worktops, tiled splash back, space for a dining table and chairs, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, integrated oven / grill, 4 ring induction hob with chrome extractor hood above, integrated fridge / freezer, 1x central heating radiator, smoke detector, open archway to the living room, hidden hatch leading down to the cellar / store room, uPVC double glazed windows to the front elevation offering far reaching views to Colne and a composite door to the front elevation.

CELLAR / STORE ROOM 12'11" x 16'9" (3.96m x 5.11m)

A large space ideal for storage purposes.

REAR ENTRANCE / BOOT ROOM 7'8" x 4'0" (2.36m x 1.24m)

Having stone flooring and uPVC double glazed stable style door to the rear elevation.

GROUND FLOOR SHOWER ROOM 7'9" x 5'4" (2.38m x 1.63m)

Having mosaic print flooring, walk in shower cubicle with rainfall shower head, part tiled walls, push button w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, heated chrome towel rack and uPVC double glazed frosted window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, 1x central heating radiator, smoke detector and uPVC double glazed window to the rear elevation.

BEDROOM ONE 13'9" x 10'3" (4.20m x 3.14m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 8'10" x 12'0" (2.71m x 3.67m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 10'6" x 6'9" (3.21m x 2.08m)

Currently utilised as an office / dressing room with space for a desk and chairs, additional space for wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM 12'0" x 4'1" (3.66m x 1.25m)

A beautifully presented modern three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, shower over and glass shower screen, push button w.c, vanity sink with chrome mixer tap, recessed LED spotlights, heated chrome towel rack and uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the rear elevation there is an enclosed flagged yard with space for outdoor seating, outside water tap and a storage shed.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/lenches-road-colne>

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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OUTSIDE

Externally to the rear elevation there is an enclosed flagged yard with space for outdoor seating, outside water tap and a storage shed.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1171.98 ft²

108.88 m²

Reduced headroom

14.6 ft²

1.36 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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