



Hilton &
Horsfall

BB8 9NB

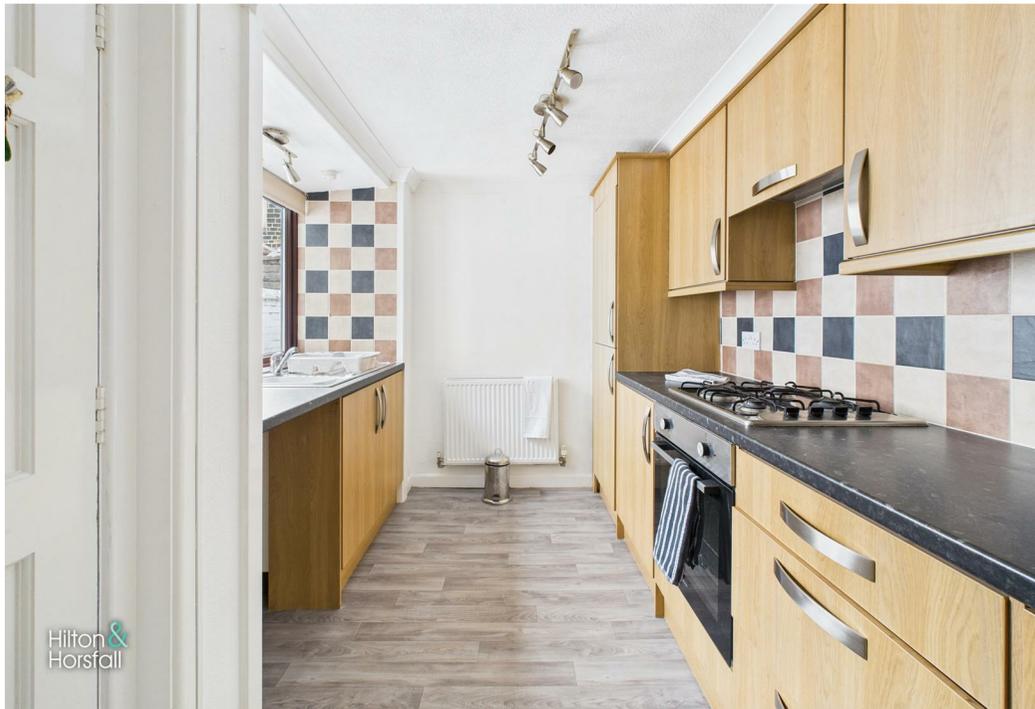
Queen Street, Colne

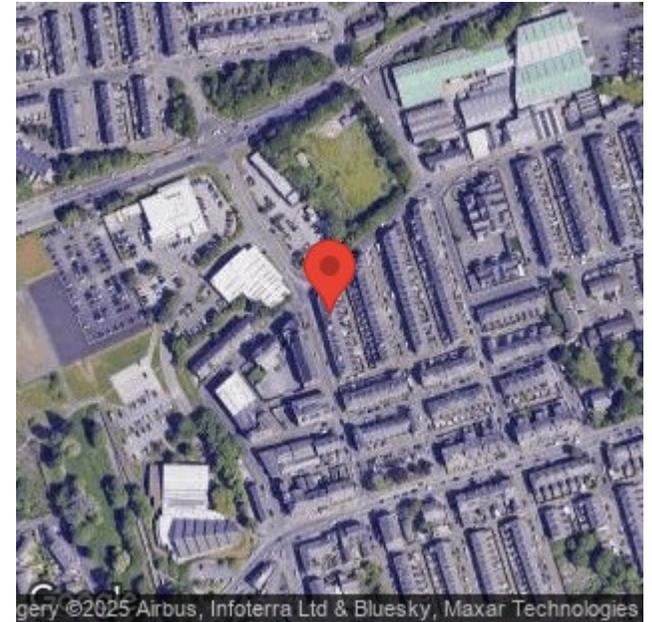
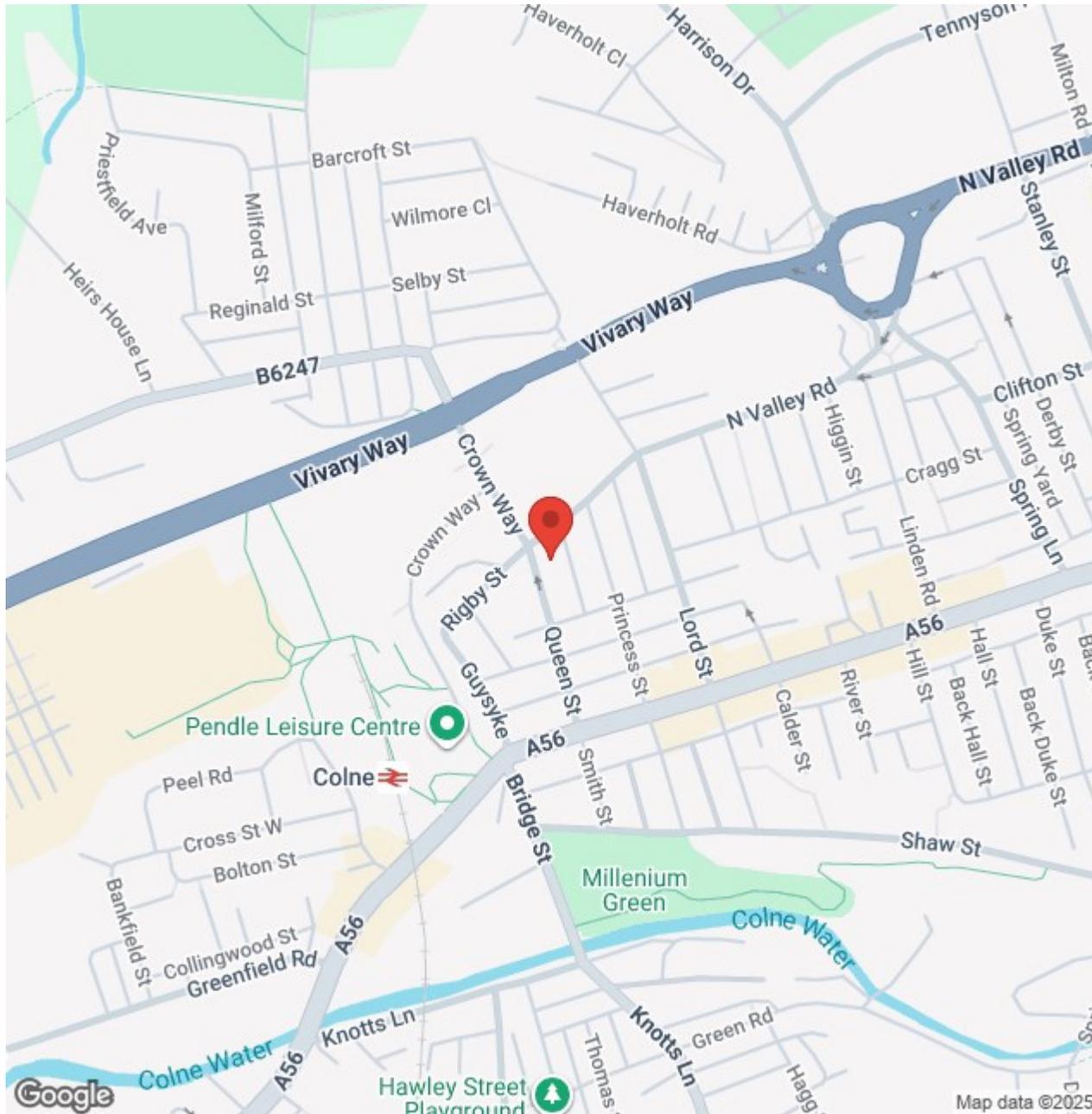
Offers In The Region Of £139,950

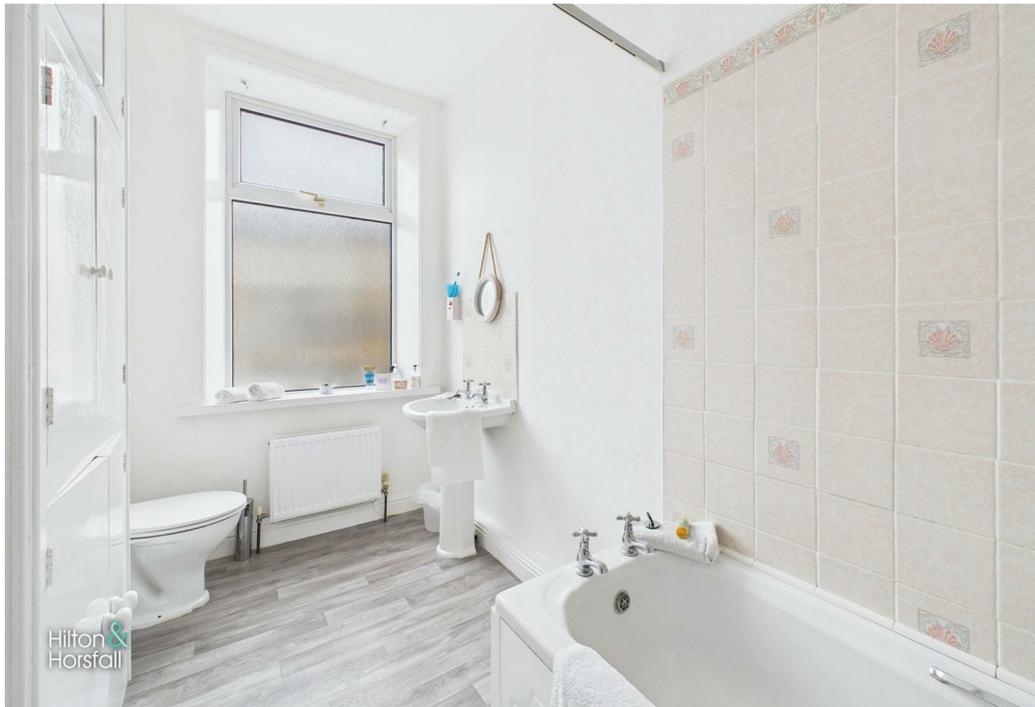
- Mid-terrace property in a popular location
- Two spacious reception rooms
- Two bedrooms plus attic room
- Fitted kitchen and three-piece bathroom suite
- Rear yard with garage
- No onward chain – available immediately
- Close to Colne town centre and local amenities
- Large cellar accessed via the living room

A well-presented mid-terrace property situated in a convenient location close to Colne town centre. This spacious home offers versatile accommodation arranged over three floors and is available with no onward chain, making it an ideal purchase for first-time buyers, young families, or investors.

Internally, the property briefly comprises two generously sized reception rooms, a fitted kitchen, two bedrooms and a three-piece bathroom suite on the first floor, and an additional attic room to the second floor. Externally, the property boasts a rear yard with outbuildings, providing useful storage space. Being offered with vacant possession, this property is ready to move straight into.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

SITTING ROOM 13'7" x 12'11" (4.16m x 3.95m)

A spacious reception room located to the front of the property, benefitting from a large uPVC double glazed window allowing plenty of natural light. The room features a central fireplace with surround, ceiling coving, and newly fitted carpet flooring.

LIVING ROOM 13'7" x 13'0" (4.16m x 3.97m)

A generously sized reception room positioned to the rear of the property, featuring a decorative fireplace with surround and a uPVC double glazed window overlooking the rear yard. The room also benefits from access to a large cellar, ceiling coving, and newly fitted carpet flooring.

KITCHEN 11'5" x 9'7" (3.49m x 2.93m)

A modern fitted kitchen housing a range of wall, base and drawer units with contrasting work surfaces, tiled splashbacks, and stainless steel sink with drainer. Integrated appliances include an oven with four-ring gas hob and extractor hood. The room also benefits from plumbing for appliances, uPVC double glazed window, central heating radiator, and access to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'8" x 13'0" (4.19m x 3.97m)

A large double bedroom situated to the front of the property, featuring a uPVC double glazed window allowing in plenty of natural light. The room benefits from a central heating radiator, useful storage cupboard, and newly fitted carpet flooring.

BEDROOM TWO 10'1" x 8'2" (3.08m x 2.51m)

A well-proportioned bedroom positioned to the rear of the property, with a uPVC double glazed window overlooking the yard. The room features built-in storage cupboards, central heating radiator, and newly fitted carpet flooring.

BATHROOM 11'6" x 5'6" (3.51m x 1.68m)

A spacious three-piece bathroom suite housing a panelled bath with shower over, pedestal sink and low-level WC. The room is complemented by part tiled walls, frosted uPVC double glazed window, built-in storage cupboard, central heating radiator, and vinyl flooring.

SECOND FLOOR

ATTIC ROOM 15'11" x 10'7" (4.87m x 3.25m)

A versatile attic room accessed via a staircase from the first floor. The space benefits from a large uPVC double glazed dormer window to the rear, central heating radiator, and newly fitted carpet flooring. This room offers excellent potential for use as a bedroom, home office, or hobby space.

GARAGE 15'2" x 9'7" (4.63m x 2.93m)

A useful detached garage located to the rear of the property, accessed via the yard. The garage provides excellent storage space or secure parking and is fitted with power and lighting.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/queen-street-colne>

LOCATION

Situated on Queen Street in the heart of Colne, this property

enjoys a convenient position close to a wide range of local amenities, including shops, supermarkets, cafes, and schools. Colne town centre is just a short walk away, offering excellent transport links, leisure facilities, and access to the M65 motorway, which provides easy connections to Burnley, Preston, Manchester and beyond. The area is also well-served by bus and rail links, making it ideal for commuters.

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

To the front of the property is a small forecourt. To the rear is an enclosed yard providing low-maintenance outdoor space, complete with useful access to the garage. The garage offers additional storage or secure parking, enhancing the practicality of this traditional terrace home.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1178 ft²

109.5 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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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