



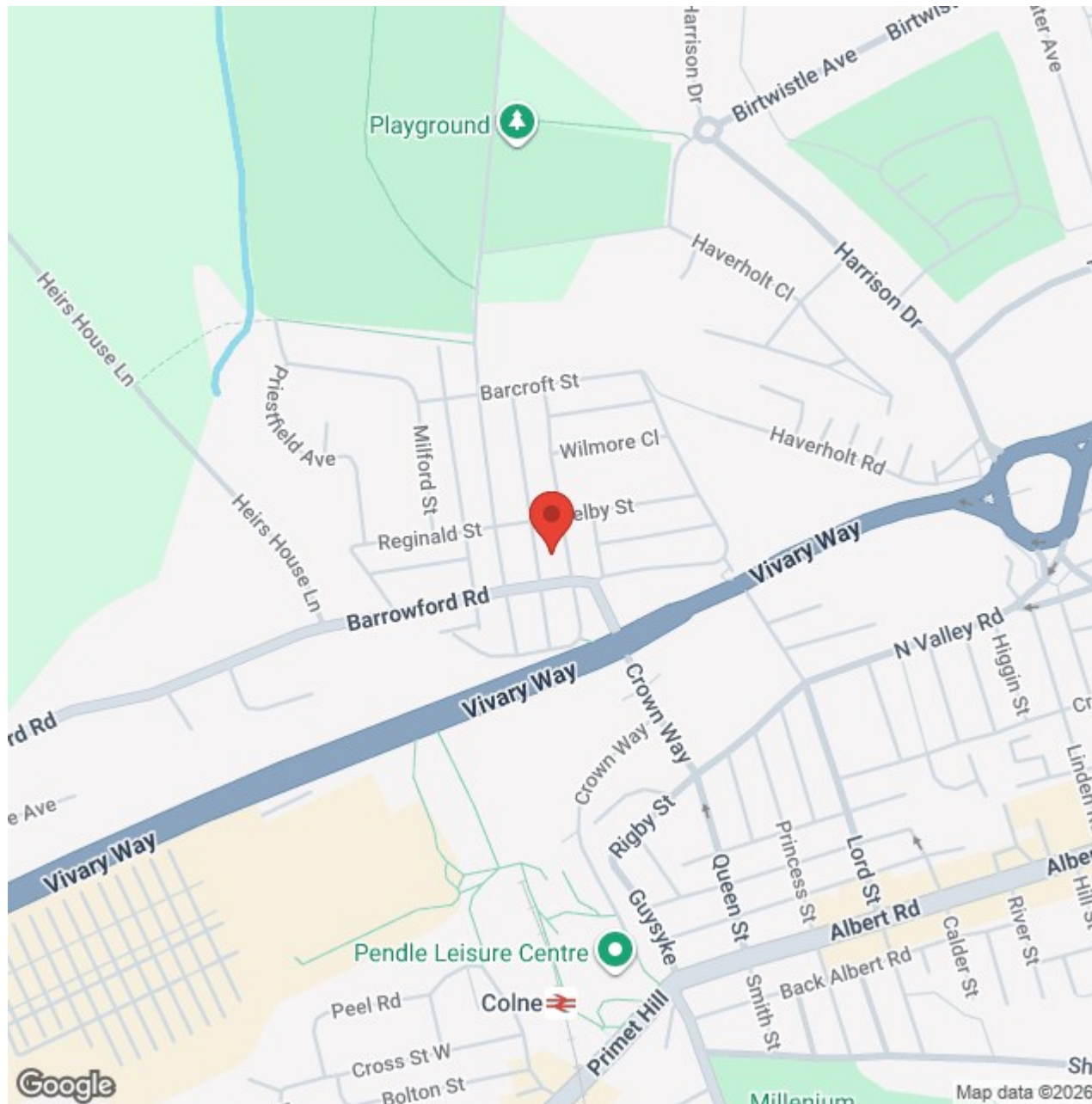
Parker Street, Colne

Offers In The Region Of £159,950

- Two Bedrooms Plus Attic Room
- Two Spacious Reception Rooms
- Fitted Kitchen & Separate Utility
- Generous First-Floor Bathroom
- Enclosed Rear Yard
- No Onward Chain

Offered for sale with no onward chain, this substantial stone-built mid-terrace property on Parker Street provides spacious and versatile accommodation arranged over three floors. The ground floor includes an entrance vestibule and hallway, a front sitting room, a generous rear living room, fitted kitchen and useful utility room with access to the enclosed rear yard. To the first floor are two bedrooms and a spacious bathroom, while a fixed staircase leads to a sizeable attic room, providing excellent additional space for a variety of uses. The property benefits from generous room proportions throughout and offers an excellent opportunity for first-time buyers, investors or those seeking a larger traditional home close to Colne town centre. The attic is described as an attic room rather than a bedroom, as we have not verified whether it complies with current building regulations for use as habitable sleeping accommodation. Conveniently located for local amenities, schools, transport links and the M65 motorway network, early viewing is recommended.







Lancashire

Offered for sale with no onward chain, this substantial stone-built mid-terrace property on Parker Street provides spacious and versatile accommodation arranged over three floors. The ground floor includes an entrance vestibule and hallway, a front sitting room, a generous rear living room, fitted kitchen and useful utility room with access to the enclosed rear yard. To the first floor are two bedrooms and a spacious bathroom, while a fixed staircase leads to a sizeable attic room, providing excellent additional space for a variety of uses. The property benefits from generous room proportions throughout and offers an excellent opportunity for first-time buyers, investors or those seeking a larger traditional home close to Colne town centre. The attic is described as an attic room rather than a bedroom, as we have not verified whether it complies with current building regulations for use as habitable sleeping accommodation. Conveniently located for local amenities, schools, transport links and the M65 motorway network, early viewing is recommended.

GROUND FLOOR

HALLWAY

SITTING ROOM 9'10"/19'8" x 11'10" (3.06m x 3.62m)

A bright and well-proportioned sitting room positioned to the front of the property, featuring a large window allowing plenty of natural light, decorative coving, a central heating radiator and a feature fireplace with contrasting hearth and surround.

LIVING ROOM 13'8" x 13'5" (4.19m x 4.11m)

A spacious second reception room positioned to the rear of the property, offering excellent proportions and featuring a rear-facing window, decorative coving and ceiling rose, central heating radiator and a feature fireplace with inset fire and contrasting surround. A useful built-in storage cupboard is also provided.

KITCHEN 5'9" x 8'7" (1.76m x 2.62m)

Fitted with a range of contemporary white wall and base units complemented by contrasting work surfaces and tiled splashbacks, together with an inset sink unit, integrated electric oven and hob with extractor above. Further features include modern flooring, a vertical central heating radiator and access through to the utility room.

UTILITY 6'2" x 9'4" (1.88m x 2.86m)

A useful utility room positioned to the rear of the property, with space for additional appliances, a central heating radiator, rear-facing window and external door providing direct access to the enclosed rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'10" x 11'10" (4.22m x 3.63m)

A generous double bedroom positioned to the front of the property, featuring a large window allowing plenty of natural light, a central heating radiator, decorative coving and useful fitted storage.

BEDROOM TWO 7'3" x 10'10" (2.21m x 3.32m)

A well-proportioned second bedroom positioned to the rear of the property, with a rear-facing window, central heating radiator and useful built-in storage.

BATHROOM 5'1" x 10'9" (1.55m x 3.30m)

A spacious first-floor bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, low-level WC and wash basin. Further features include part-tiled walls, a central heating radiator and a rear-facing window providing natural light and ventilation.

SECOND FLOOR

ATTIC ROOM 13'10" x 17'6" (4.22m x 5.35m)

A generous and versatile attic room accessed via a fixed staircase from the first-floor landing, offering excellent additional usable space with a rooflight providing natural light, central heating radiator and useful eaves storage.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/parkerstreetcolne>

LOCATION

Parker Street is conveniently positioned within easy reach of Colne town centre, offering excellent access to a wide range of local shops, supermarkets, cafés, schools and everyday amenities. Colne railway station is also close by, while Boundary Mill, Pendle Leisure Centre and the popular Muni Theatre are all within easy reach. For commuters, Junction 14 of the M65 is only a short drive away, providing excellent links towards Burnley, Blackburn and the wider motorway network.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



BB8 9QA

OUTSIDE

Externally, the property occupies a traditional stone-built terrace position with a small forecourt area to the front. To the rear is an enclosed paved yard with gated access, providing a low-maintenance outdoor space and access back into the utility room.





Ground Floor



Floor 1



Floor 3



Approximate total area⁽¹⁾

1070 ft²

99.5 m²

Reduced headroom

31 ft²

2.8 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.



Hilton &
Horsfall



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024