





Hilton &  
Horsfall

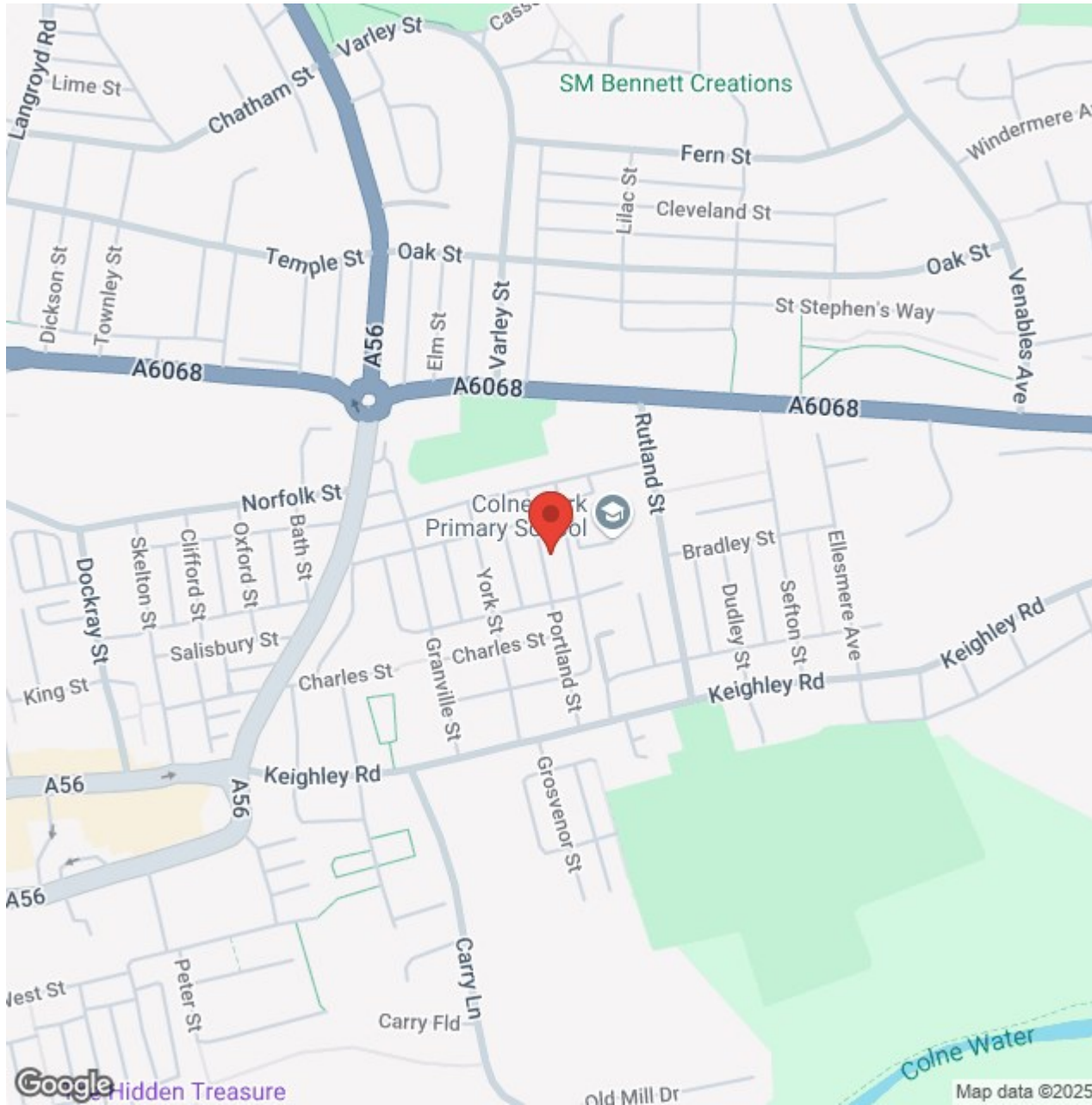
BB8 OLX

## Portland Street, Colne

### Offers In The Region Of £124,950

A well presented two bedroomed mid terraced dwelling, situated in the heart of the sought after town of Colne. Affording noteworthy features and briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, comfortable sized sitting room, spacious living room and a fitted kitchen with access out to the rear elevation. On the first floor you will find two double bedrooms and a three piece bathroom suite. Externally to the rear elevation you will find a well kept enclosed yard. Perfect for a first time buyer or small family. Having local amenities, transport links, primary and secondary schools close by. The M65 motorway is a short drive away offering easy access to Burnley, Preston, Manchester and beyond. Early viewing is advised to avoid disappointment. Council Tax Band 'A'. Leasehold.







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## Lancashire

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### GROUND FLOOR

Having a uPVC double glazed front door leading into:

### ENTRANCE HALL

Having panelled walls, 1x radiator and a staircase leading to the first floor / landing.

### SITTING ROOM 10'9" x 10'5" (3.280m x 3.183m)

A comfortable sized room, currently utilised as a sitting room. Having an electric wall mounted fire, television point, picture rail, 1x radiator and a uPVC double glazed window to the front elevation.

### LIVING ROOM 12'10" x 14'2" (3.928m x 4.324m)

A spacious room having dado rails, electric fire set within a feature fireplace, 1x radiator, television point, under stairs storage cupboard and a uPVC double glazed window to the rear elevation. With access through to:

### KITCHEN 10'7" x 8'7" (3.236m x 2.638m)

Offering fitted wall and base units in cream, contrasting tops over, wood effect flooring, tiled splash backs, integrated 60/40 fridge / freezer, brand new Samsung fan oven, plumbing for a washing machine, inset sink with a mixer tap, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear yard.

### FIRST FLOOR / LANDING

With access to the loft hatch (partially boarded and having retractable ladders).

### BEDROOM ONE 10'4" x 11'10" (3.173m x 3.632m)

A room of double proportions having wood effect flooring, over stairs storage cupboard, 1x radiator, space for a wardrobe / drawers and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 13'7" x 7'2" (4.143m x 2.193m)

Another room of double proportions having 1x radiator, wood effect flooring, dado rail and a uPVC double glazed window to the rear elevation.

### BATHROOM

A 3-piece suite comprising of: a panelled bath with rainfall shower head, mixer tap, hand held shower head, glass shower screen, vanity sink with a mixer tap, light up vanity cupboard, push button w.c, access to the boiler, 1x radiator, recessed spot lights, extractor fan and a uPVC double glazed frosted glass window to the rear elevation.

### EXTERNALLY

Externally to the rear elevation is a well kept enclosed yard.

### ADDITIONAL INFORMATION

Mains smoke alarms.

TV wall brackets will be included.

Hive hub / thermostat.

Bedroom 2 - fire escape window.

Brand new Samsung oven.

Hydronic plinth heater.

Leasehold - approximately £1.50 per year.

### PUBLISHING

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## OUTSIDE

Externally to the rear elevation is a well kept enclosed yard.







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