



Hilton &
Horsfall

BB18 6TG

Colne Road, Kelbrook

Offers In The Region Of £214,950

- Desirable Location
- End Terrace
- Open Plan Living Room / Dining Kitchen
- Two Bedrooms
- Garden
- Off Road Parking
- No Chain

Take a look around this charming property located on Colne Road in the picturesque village of Kelbrook. This delightful end terrace house boasts a modern and stylish design, perfect for those seeking a cosy yet contemporary living space. As you step inside, you are greeted by a bright and airy open plan living area seamlessly connected to the kitchen, creating a perfect space for entertaining guests or simply relaxing after a long day. The property features two cosy bedrooms and a contemporary three piece bathroom suite. Conveniently, this property offers parking for two vehicles. Don't miss out on the opportunity to make this charming house your new home. Contact us today to arrange a viewing and take the first step towards owning your dream property in Kelbrook.



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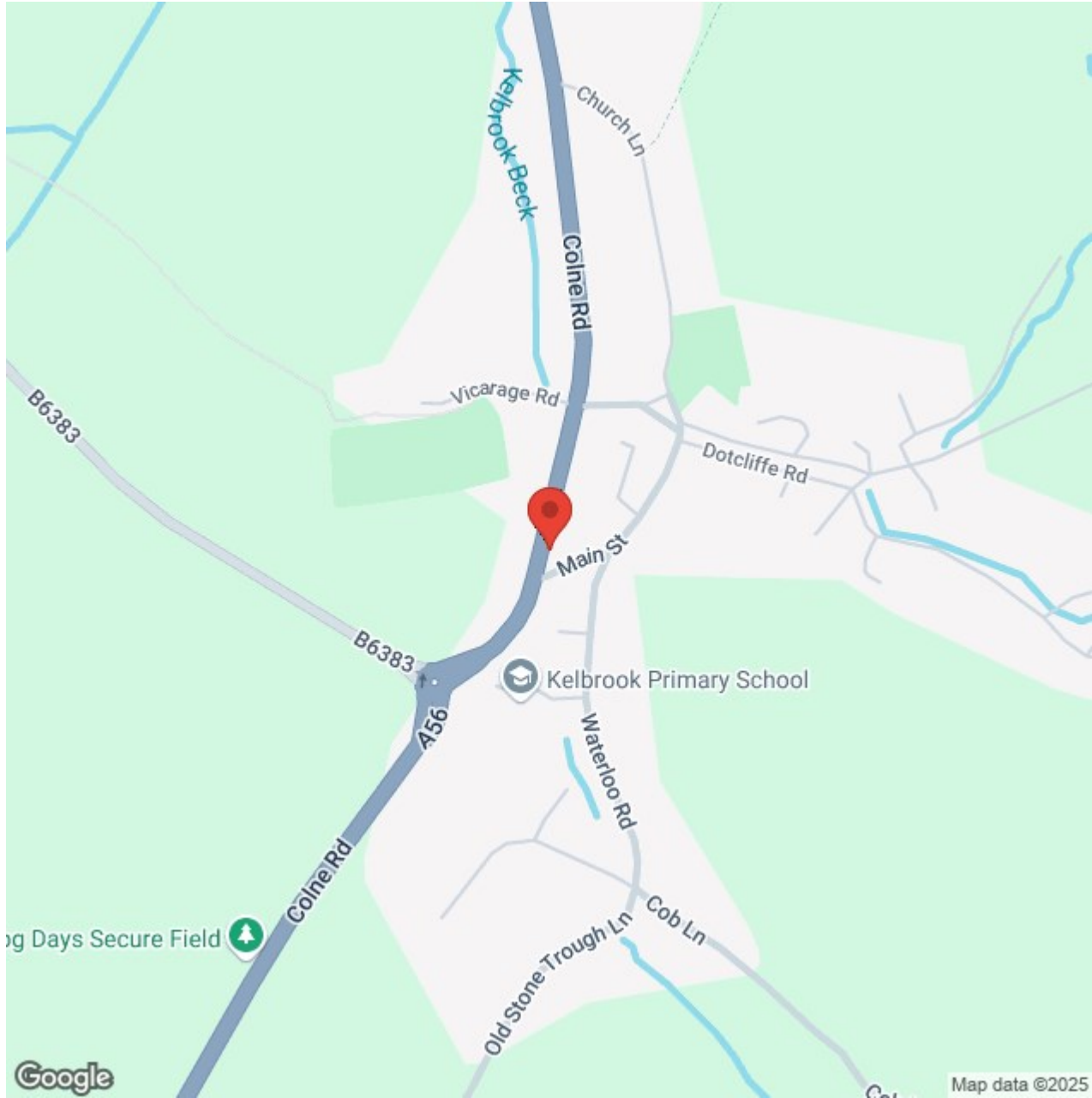
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Lancashire

Take a look around this charming property located on Colne Road in the picturesque village of Kelbrook. This delightful end terrace house boasts a modern and stylish design, perfect for those seeking a cosy yet contemporary living space. As you step inside, you are greeted by a bright and airy open plan living area seamlessly connected to the kitchen, creating a perfect space for entertaining guests or simply relaxing after a long day. The property features two cosy bedrooms and a contemporary three piece bathroom suite. Conveniently, this property offers parking for two vehicles. Don't miss out on the opportunity to make this charming house your new home. Contact us today to arrange a viewing and take the first step towards owning your dream property in Kelbrook.

GROUND FLOOR

On the ground floor you will find:

OPEN PLAN LIVING / KITCHEN 35'0" x 14'10" (10.68m x 4.53m)

An open plan living / kitchen space offering a range of fitted wall and base units, Rangemaster cooker with extractor hood above, inset sink with chrome mixer tap, centre island with space for barstools, wood effect flooring, plumbing for a washing machine, integrated 60/40 fridge / freezer, space for settees, exposed brick wall feature, television point, telephone point, log burner, 1x central heating radiator, recessed LED spotlights, staircase to the first floor / landing, under stairs storage cupboard, uPVC double glazed windows to the front and side elevation, velux window, uPVC door to the side elevation and uPVC patio doors leading out to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 11'10" x 9'4" (3.63m x 2.87m)

A bedroom of double proportions with space for wardrobe and drawers, modern radiator, integrated storage shelves, door to storage cupboard housing the boiler and uPVC double glazed window to the rear elevation.

BEDROOM TWO 11'4" x 8'8" (3.46m x 2.65m)

Having a multitude of uses but currently utilised as an office room with wood effect flooring, space for wardrobes and drawers / desk and chairs, modern radiator, telephone point and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary four piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap and hand held shower attachment, walk in shower cubicle with rainfall shower head, sink in vanity unit with chrome mixer tap, push button w.c, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the side elevation there is a driveway offering space for off road parking, and a flagged patio with mature trees and a seating area. To the rear elevation you will find a flagged patio area with space for garden furniture, mature shrubs, outside lighting, water tap and electrics, lawned area and a shed.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/colne-rd-kelbrook>

PROPERTY DETAILS

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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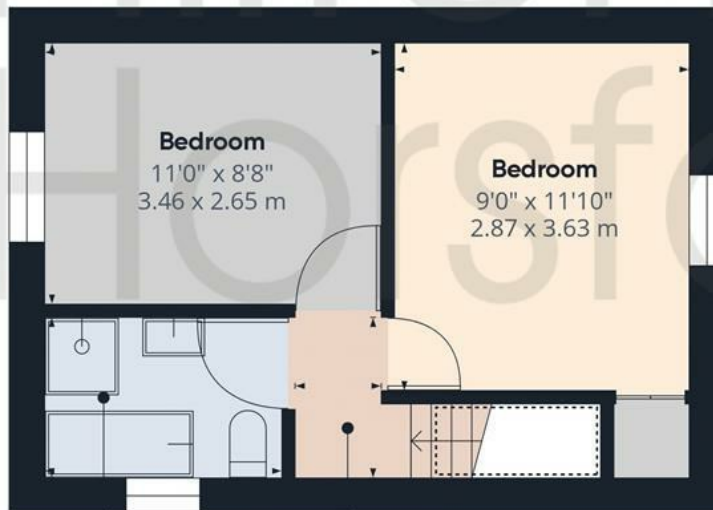
OUTSIDE

Externally to the side elevation there is a driveway offering space for off road parking, and a flagged patio with mature trees and a seating area. To the rear elevation you will find a flagged patio area with space for garden furniture, mature shrubs, outside lighting, water tap and electrics, lawned area and a shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

816.12 ft²

75.82 m²

Reduced headroom

0.75 ft²

0.07 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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





Hilton & Horsfall

... Road

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

...rsfall.co.uk

...01282...60024

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)