



Hilton &
Horsfall

BB8 9EN

Langroyd Road, Colne

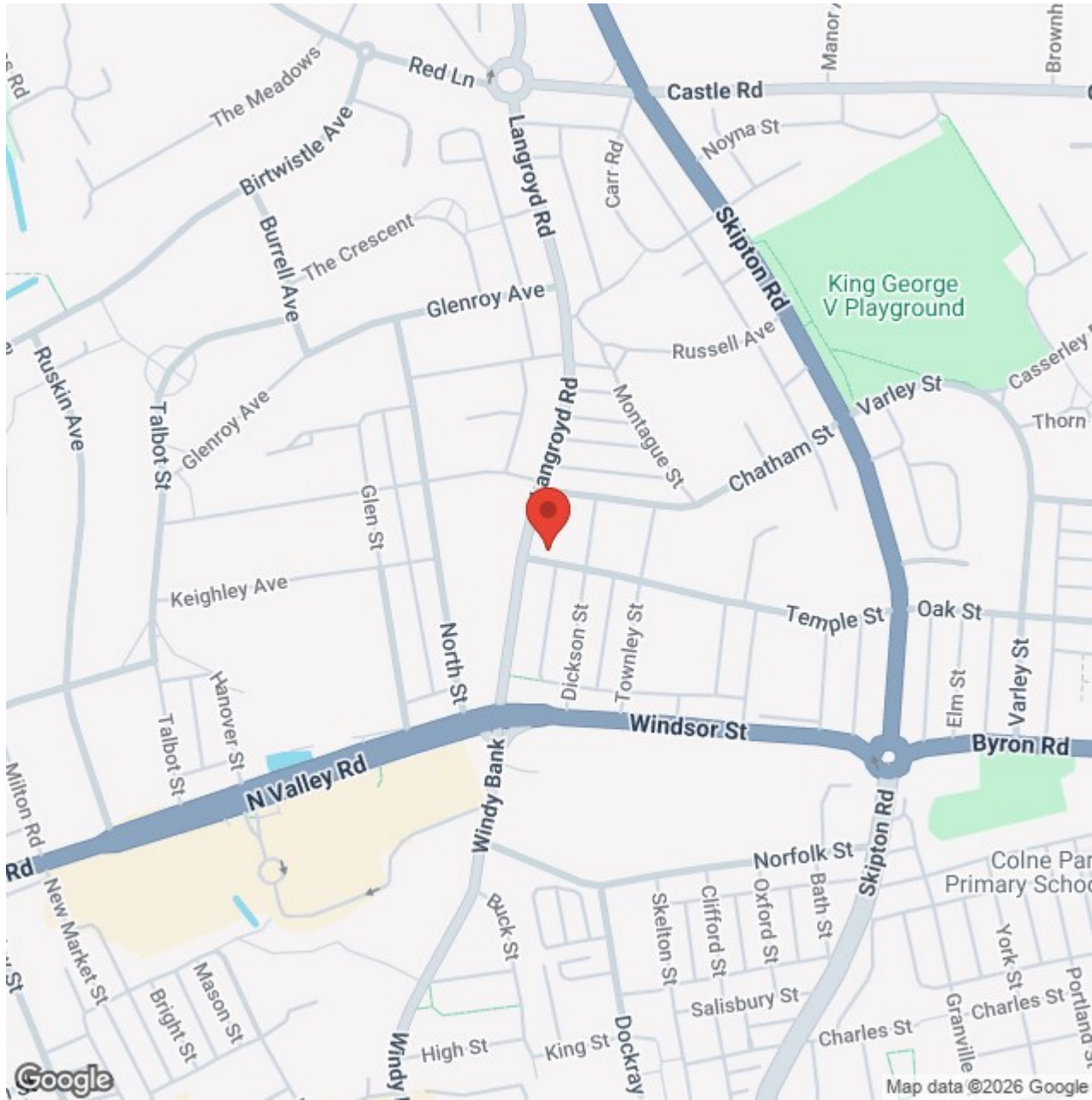
Offers In The Region Of £313,500

- Part Exchange Considered

A well-presented detached bungalow situated in a sought-after area of Colne. This spacious home offers a versatile layout, featuring an open-plan living and dining area that flows seamlessly into the kitchen. The property boasts two generous bedrooms, with the master benefitting from its own en-suite, alongside a contemporary shower room for added convenience.

Additional living spaces include a cosy snug and a bright garden room, perfect for enjoying the views of the outdoors all year round. Externally, the property offers the rare advantage of a double garage, providing ample storage and secure parking.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with 1x central heating radiator, picture rail, loft hatch with retractable ladder and composite door to the front elevation

LIVING ROOM 20'2" x 11'8" (6.16m x 3.57m)

A family sized living room with solid oak wood flooring, space for settees, 2x central heating radiators, television point, stone feature fireplace with gas fire, ceiling coving, ceiling rose and composite double glazed window to the front, side and rear elevation.

DINING ROOM 10'5" x 10'10" (3.19m x 3.32m)

Having solid oak wood flooring, ample space for a dining table and chairs, ceiling coving, ceiling rose, 1x central heating radiator, composite double glazed window to the front elevation, open to the living room.

KITCHEN 12'7" x 11'9" (3.85m x 3.60m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, under counter fridge, under counter freezer, Rangemaster cooker with extractor hood above, integrated dishwasher, inset sink with gold mixer tap, breakfast bar with space for barstools, 1x central heating radiator, recessed LED spotlights and composite double glazed window to the rear elevation.

BEDROOM THREE / SNUG ROOM 10'5" x 10'2" (3.18m x 3.10m)

A cosy snug room having space for settees, television point, 1x central heating radiator, picture rail and composite double glazed patio doors leading through to the garden room.

GARDEN ROOM 10'7" x 11'0" (3.24m x 3.36m)

A bright and airy garden room having wood effect flooring, space for settees, exposed brick wall feature, Contura log burning stove and composite double glazed window and door to the side elevation.

BEDROOM ONE 10'5" x 14'1" (3.20m x 4.31m)

A bedroom of double proportions with ceiling coving, fitted wardrobes and drawers, 1x central heating radiator, dado rail, door to en-suite and composite double glazed window to the side elevation.

EN-SUITE

A three piece bathroom suite comprising of: a bathtub with chrome mixer tap and hand held shower attachment, low level w.c, pedestal sink with chrome mixer tap, part tiled splash back, 1x cast iron radiator, plumbing for a washing machine, space for a tumble dryer, recessed LED spotlights, air extraction fan and composite double glazed frosted window to the side elevation.

BEDROOM TWO 10'1" x 10'0" (3.09m x 3.07m)

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

SHOWER ROOM

A beautifully presented three piece shower room comprising of: fully tiled flooring and walls, shower cubicle with rain fall shower head, low level w.c, pedestal sink with chrome mixer tap, 1x cast iron radiator with chrome towel rail, recessed LED spotlights, air extraction fan and composite double glazed frosted window to the side elevation.

DOUBLE GARAGE 23'1" x 17'9" (7.04m x 5.43m)

A spacious double garage with full electrics and lighting, ample space for storage and off road parking.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/langroyd-rd-colne/>

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, the property is thoughtfully designed with full disabled access and offers a beautifully maintained outdoor space. A laid lawn is complemented by mature shrubs and colourful flowerbeds, creating a pleasant and private garden area. A flagged patio provides ample space for outdoor seating and entertaining.





Floor 1 Building 1

Approximate total area⁽¹⁾

1587 ft²

147.6 m²



Ground Floor Building 2

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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