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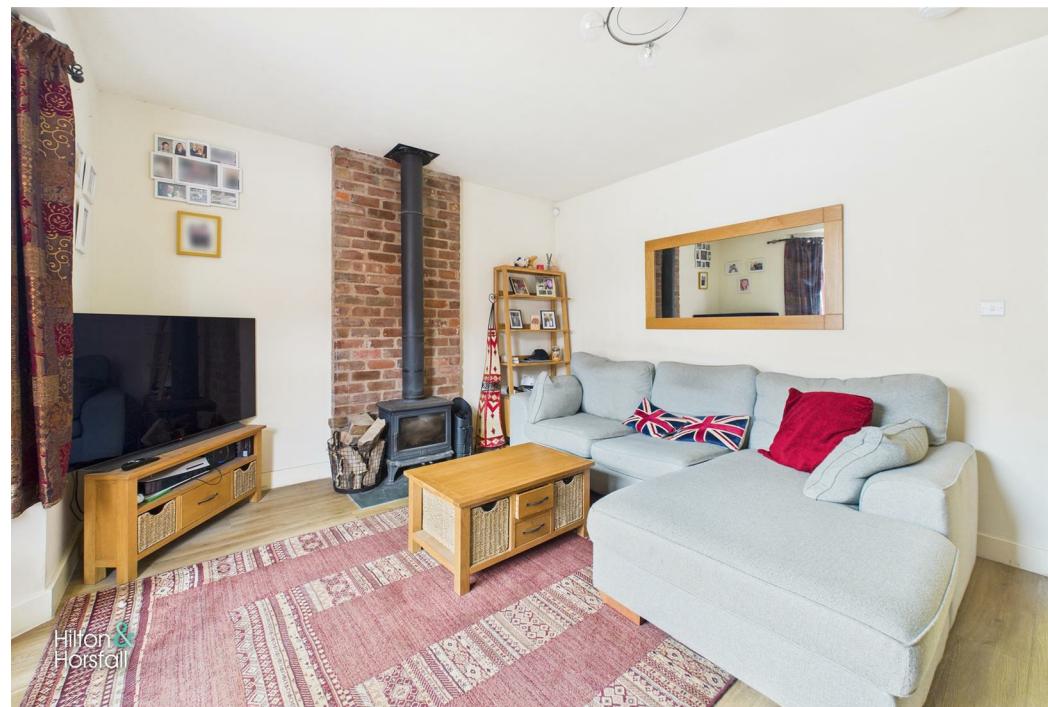
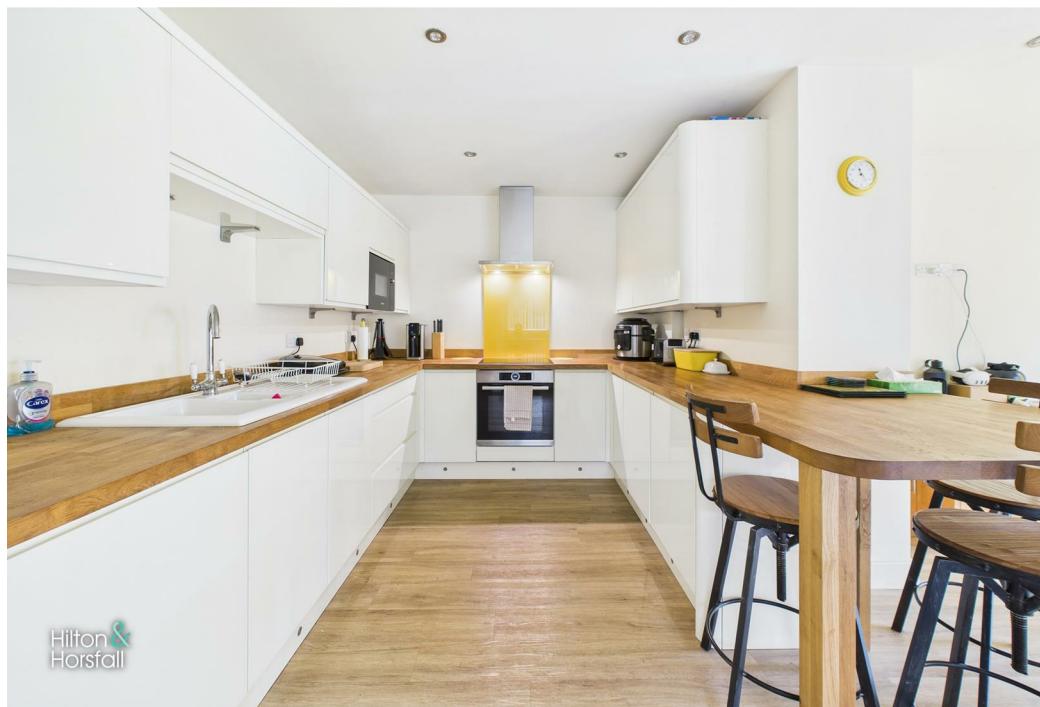
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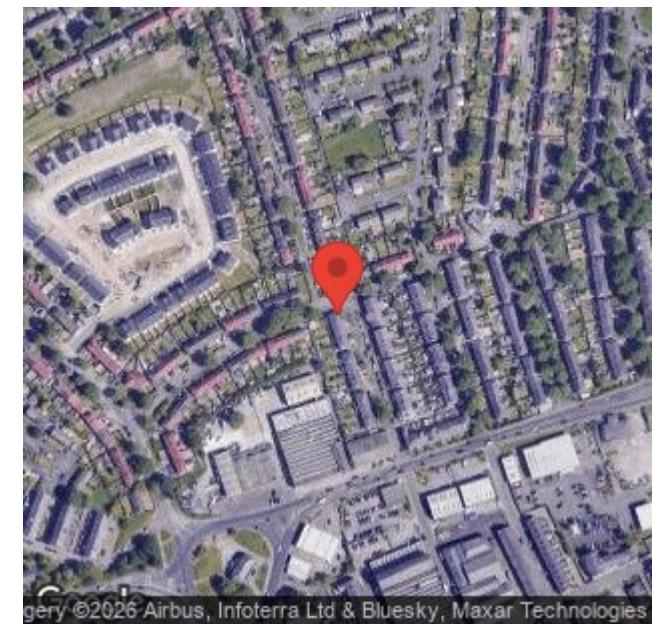
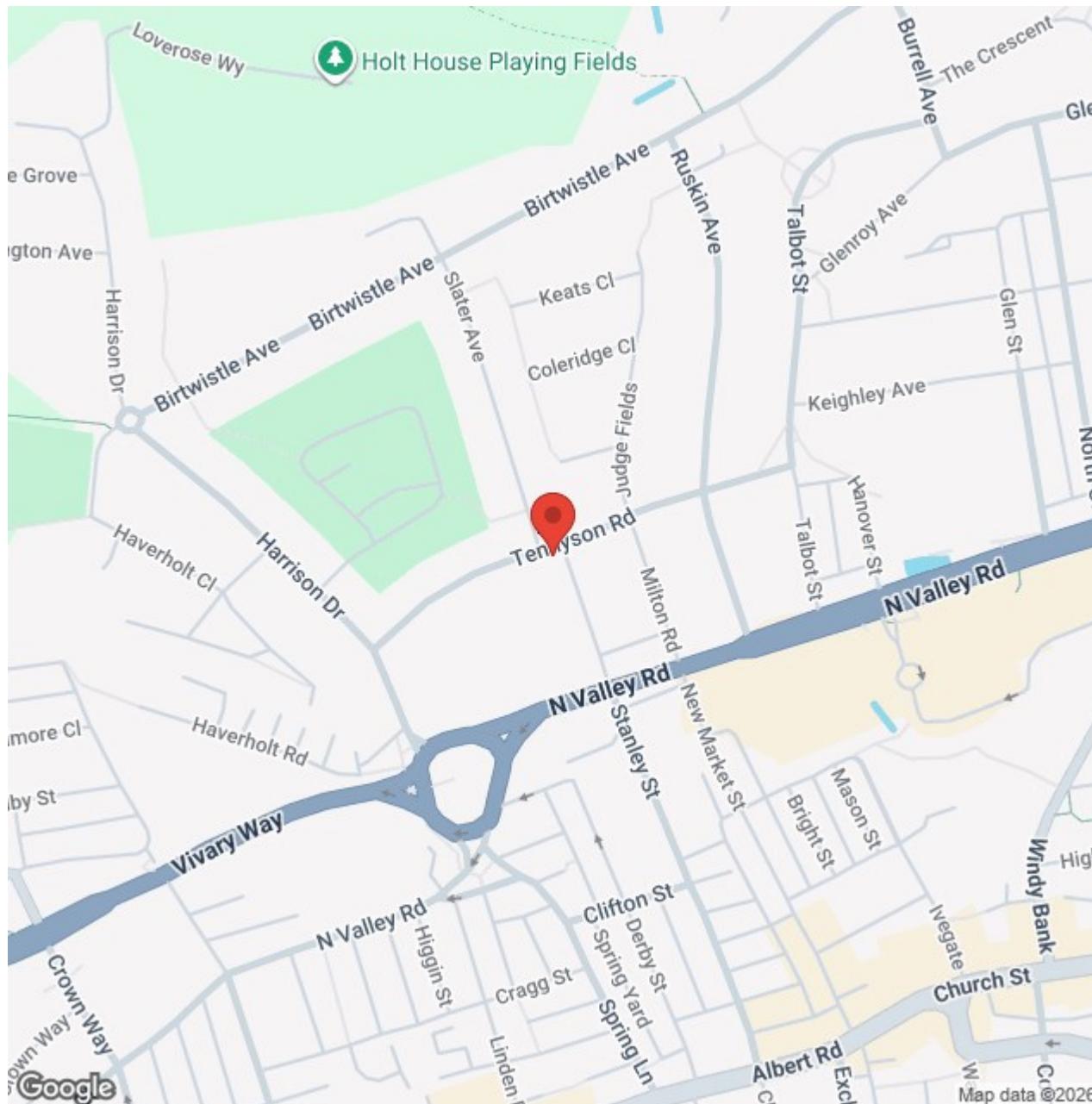
## Wordsworth Road, Colne

### Offers In The Region Of £194,950

- Extended three-bedroom family home in a popular residential area
- Spacious open-plan breakfast kitchen and dining area with garden access
- Modern family bathroom and convenient ground floor WC
- Driveway parking and detached garage providing excellent storage
- Low-maintenance enclosed rear garden, ideal for relaxing or entertaining
- Close to schools, shops, transport links and Colne town centre
- Planning permission granted for a rear extension to create an annex (Ref: 25/0036/LHE – Pendle Borough Council)

Located in a popular and convenient part of Colne, this extended three-bedroom home offers spacious and versatile living accommodation, ideal for families, first-time buyers or those looking to upsize. Thoughtfully improved and well insulated throughout, the property features a welcoming lounge, a well-proportioned breakfast kitchen with an adjoining dining area and French doors leading out to the rear garden, along with the added benefit of a ground floor WC. Upstairs, there are three generous bedrooms and a modern family bathroom, providing comfortable and practical living space for everyday life. Externally, the property continues to impress with a driveway providing off-road parking, a detached garage and a low-maintenance garden — perfect for relaxing or entertaining. Situated close to local schools, shops, transport links and Colne town centre, this well-presented home combines space, convenience and comfort, making it an excellent opportunity to move straight in and enjoy.







# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

#### LIVING ROOM 12'2" x 16'8" (3.71m x 5.10m)

A warm and welcoming main reception room featuring a charming exposed brick chimney breast with a wood-burning stove as its focal point — perfect for cosy evenings. A large bay window allows plenty of natural light to flood the space, creating a bright and inviting atmosphere, while the open-plan feel and neutral décor offer excellent versatility for a range of furnishings and layouts. This is a superb space for both relaxing and entertaining.

#### BREAKFAST KITCHEN 8'8" x 19'7" (2.66m x 5.97m)

A spacious and contemporary open-plan kitchen fitted with a range of high-gloss units, complementary wood-effect work surfaces, and quality integrated appliances, offering both style and practicality. The generous layout includes a breakfast bar for casual dining, as well as ample space for cooking, storage, and everyday family life. Open through to the dining area, the space is ideal for entertaining and socialising, with plenty of room for a dining table and direct access to the rear garden — creating a seamless indoor-outdoor flow perfect for modern living.

#### DINING AREA 8'1" x 14'4" (2.48m x 4.38m)

A bright and versatile dining space that forms part of the open-plan extension, offering plenty of room for a family dining table and additional furniture. French doors open directly onto the rear garden, creating a wonderful indoor-outdoor flow and allowing natural light to flood the room. This flexible space is perfect for entertaining guests, enjoying family meals, or relaxing while overlooking the garden.

#### GROUND FLOOR WC 5'6" x 3'3" (1.68m x 1.00m)

A practical and convenient addition to the home, the ground floor WC is fitted with a low-level toilet and wash basin. Neutrally decorated and easily accessible from the main living areas, it's ideal for guests and everyday family use.

## FIRST FLOOR / LANDING

A light and airy landing space featuring a side-facing window that draws in natural daylight. The landing provides access to three bedrooms and the family bathroom, with a modern oak and glass balustrade adding a stylish finishing touch.

#### BEDROOM ONE 12'2" x 9'6" (3.72m x 2.90m)

A spacious and well-presented primary bedroom positioned at the front of the property, featuring a large window that fills the room with natural light. This excellent double bedroom offers ample built-in storage with full-width mirrored wardrobes, providing plenty of space for clothing and personal belongings while enhancing the sense of space. A comfortable and peaceful retreat, ideal as a main bedroom.

#### BEDROOM TWO 8'8" x 8'5" (2.66m x 2.58m)

Positioned at the rear of the property, this well-proportioned double bedroom offers a peaceful outlook over the garden and plenty of natural light. It features built-in mirrored wardrobes providing excellent storage space, while the neutral décor and generous layout make it a versatile room — ideal as a guest bedroom, children's room or home office.

#### BEDROOM THREE 8'10" x 7'5" (2.70m x 2.27m)

Situated at the front of the property, this versatile third bedroom is ideal as a single bedroom, nursery, dressing room or home office. Well-lit by a front-facing window, it offers a comfortable and functional space that can be easily adapted to suit a variety of needs — perfect for growing families or those working from home.

#### BATHROOM 5'6" x 8'1" (1.69m x 2.48m)

A stylish and contemporary family bathroom fitted with a modern three-piece suite, comprising a panelled bath with shower over and glass screen, a wash basin set into a range of attractive vanity storage units, and a low-level WC. Finished with fully tiled walls, a feature mosaic border and a large mirror, the room is both practical and elegant — offering a relaxing space for everyday use.

#### DETACHED GARAGE 13'11" x 17'11" (4.26m x 5.47m)

A superb addition to the property, the detached garage offers excellent versatility — ideal for secure parking, additional storage, a workshop, or hobby space. Fitted with power and lighting, it is fully functional all year round and features an up-and-over garage door for vehicle access, along with a separate pedestrian door from the garden for added convenience.

## ADDITIONAL INFORMATION

Planning permission has been granted for a further rear extension to create an annexe, offering fantastic potential to enhance the living space even further. This provides an excellent opportunity for future development, allowing the next owner to tailor the property to their needs.

Planning Reference: 25/0036/LHE – Pendle Borough Council.

## 360 DEGREE VIRTUAL TOUR

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

## LOCATION

Situated in a popular and convenient residential area of Colne, this property is perfectly positioned for a range of local amenities. Excellent schools, shops, cafés, supermarkets and healthcare facilities are all within easy reach, while Colne town centre offers a vibrant mix of independent retailers, bars and restaurants. The area is well connected by public transport, with regular bus services and nearby Colne railway station providing easy access to surrounding towns and cities. For those who commute by car, the M65 motorway network is just a short drive away, linking you to Burnley, Blackburn, Preston and beyond. Surrounded by beautiful countryside and close to scenic walking routes, this location combines convenience with a great quality of life.

## 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.

## PUBLISHING

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## OUTSIDE

To the front of the property there is a driveway providing valuable off-road parking, along with a low-maintenance frontage. To the rear, you'll find a generous and enclosed garden, laid with artificial lawn for easy upkeep — creating an ideal space for outdoor dining, relaxing or for children to play safely. A standout feature of this property is the detached double garage, offering excellent secure parking, storage, or workshop space, with access available from the rear. The garden enjoys a good degree of privacy and provides a superb extension of the living space, perfect for entertaining during the warmer months.



Approximate total area<sup>(1)</sup>

1184 ft<sup>2</sup>

110.1 m<sup>2</sup>



(1) Excluding balconies and terraces

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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20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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