





BB8 9QA

## Parker Street, Colne

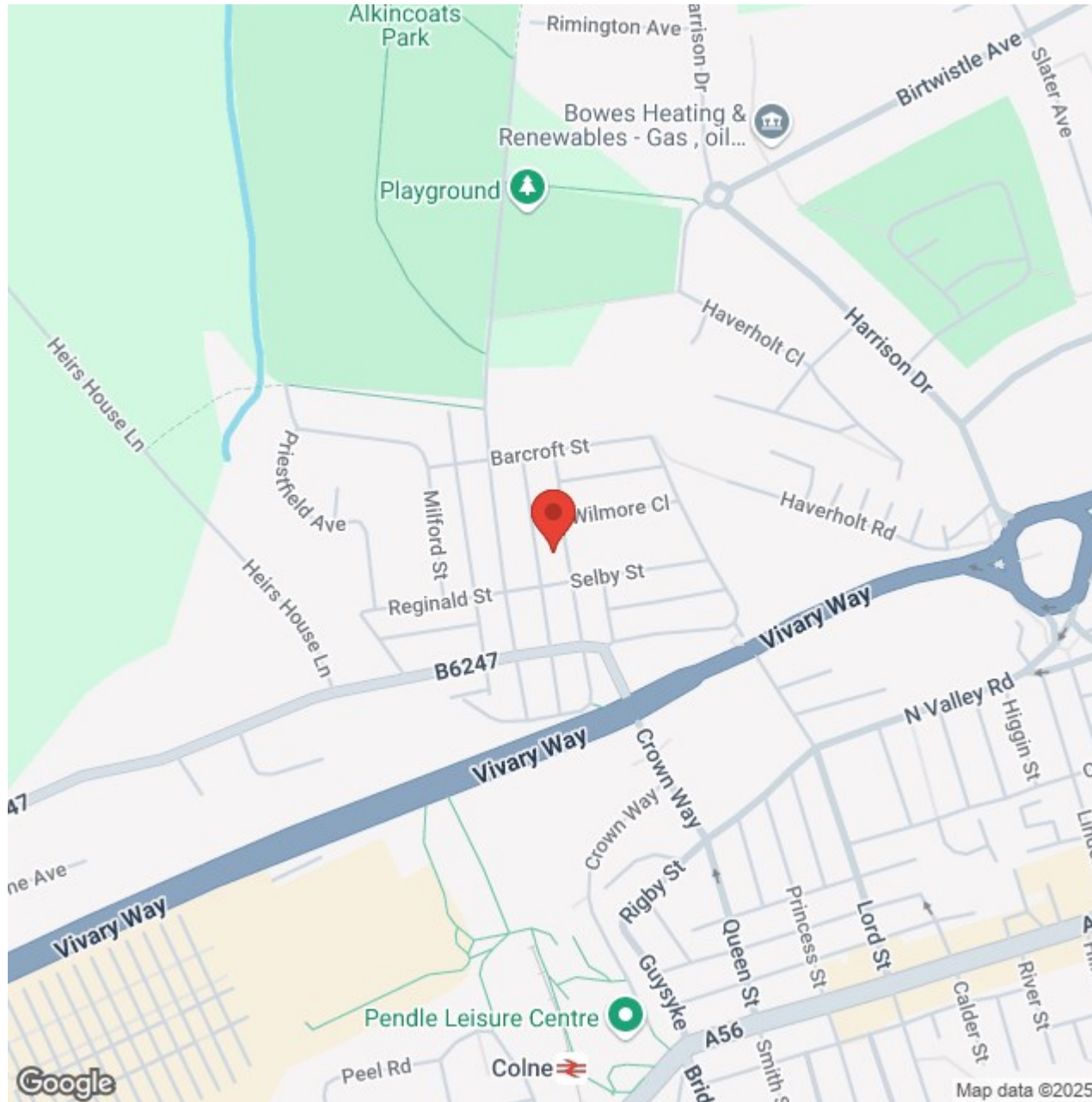
### Offers In The Region Of £174,950

- Bay-fronted mid-terrace • Spacious breakfast kitchen • One generous reception room • Two bedrooms & modern bathroom • Large rear yard space • Close to Alkincoats Park & town centre • No Chain

Offered to the market with no onward chain, this bay-fronted mid-terrace property is ideally suited to first-time buyers, downsizers, or buy-to-let investors. Well-presented throughout, the home features a spacious reception room, a modern breakfast kitchen, two generously sized bedrooms, and a three-piece bathroom.

Externally, the property boasts a large rear yard, ideal for outdoor seating or additional storage. Located in a convenient area of Colne, it's within easy reach of local shops, schools, transport links, and beautiful countryside walks—making it a superb blend of comfort and practicality.







## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 13'0" x 13'9" (3.98m x 4.21m)

Located at the front of the property, this spacious and bright living room is enhanced by a beautiful bay window that floods the space with natural light. A central fireplace with a marble-effect surround offers a lovely focal point, while the generous proportions provide ample space for comfortable seating and entertaining. The neutral tones and high ceilings add to the sense of openness and charm.

#### BREAKFAST KITCHEN 9'3" x 13'11" (2.82m x 4.25m)

The heart of the home, this generously sized breakfast kitchen is beautifully appointed with shaker-style units, sleek granite worktops, and integrated appliances including a built-in oven and microwave. The space offers plenty of room for dining and features multiple windows and a rear door that provide natural light and direct access to the rear yard. Stylish flooring and modern finishes make this kitchen both practical and inviting—ideal for everyday living and entertaining.

### FIRST FLOOR / LANDING

Providing access to:

#### BEDROOM ONE 13'3" x 12'6" (4.04m x 3.82m)

Positioned at the front of the property, this spacious principal bedroom enjoys excellent natural light through a large

window overlooking the street. With ample room for a double bed and freestanding or fitted furniture, the space also benefits from neutral décor and carpeted flooring, creating a calm and comfortable environment ideal for rest and relaxation.

#### BEDROOM TWO 10'9" x 7'11" (3.28m x 2.42m)

Situated at the rear of the property, this bright second bedroom enjoys a pleasant outlook and excellent natural light. Well-proportioned and versatile, it's ideal as a guest room, nursery, or home office. The room is finished in neutral tones with fitted carpeting, offering a calm and functional space to suit a variety of needs.

### BATHROOM

The bathroom is fitted with a three-piece suite comprising a corner shower enclosure, low-level WC, and vanity sink unit with storage. Finished in light blue wall tiling and bold navy paintwork, the room is both stylish and functional. A frosted window provides natural light while maintaining privacy, and a wall-mounted mirror cabinet adds extra convenience.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/parker-st-colne/>

### LOCATION

Parker Street is ideally located in the heart of Colne, offering excellent access to a wide range of local amenities including shops, supermarkets, well-regarded schools, and transport links. Just a short walk away is the beautiful Alkincoats Park—perfect for leisurely strolls, dog walking, or family outings. The property is also within easy reach of Colne town centre and the train station, while nearby access to the M65 makes commuting and travel convenient.

### PUBLISHING

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### 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.



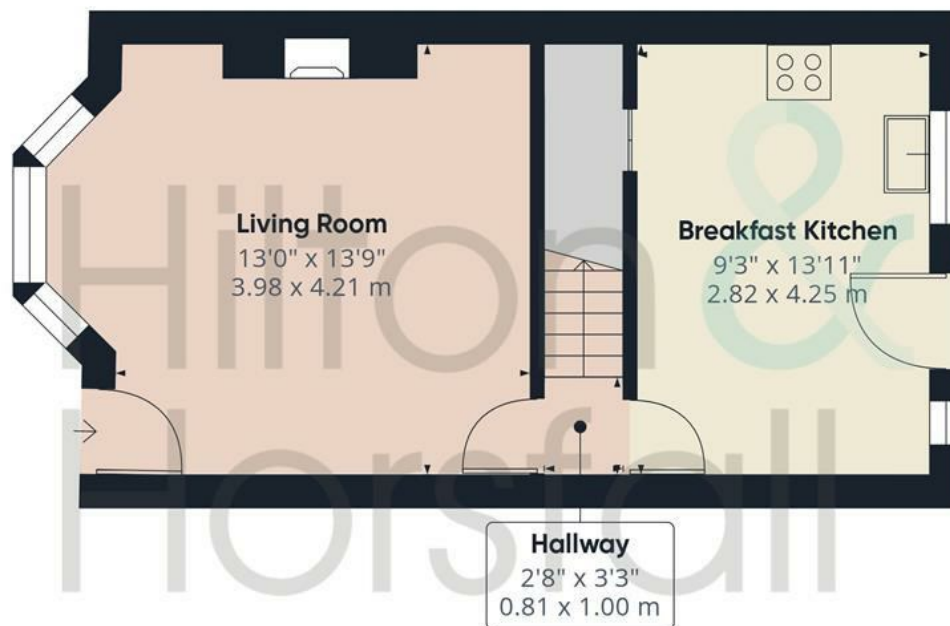
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## OUTSIDE

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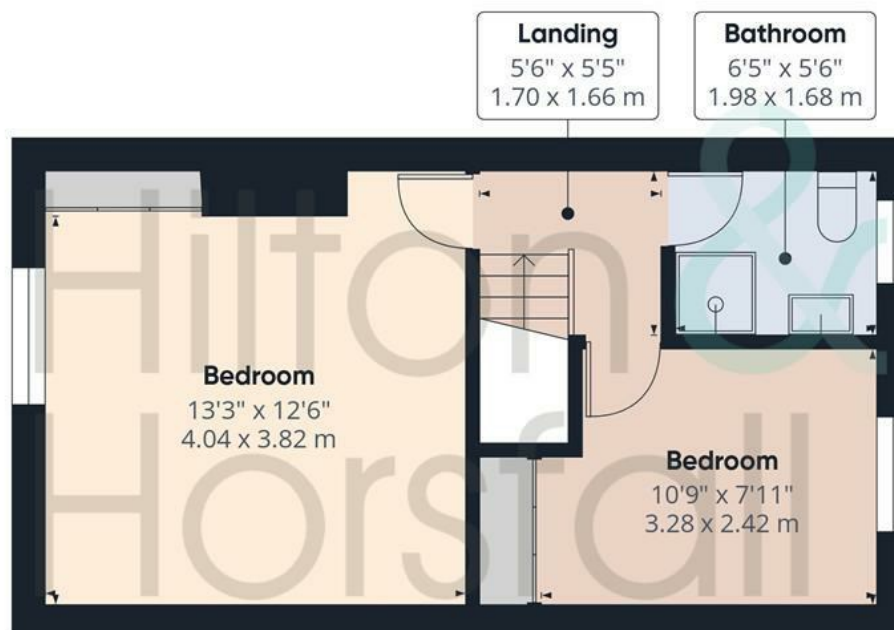


Ground Floor

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

689 ft<sup>2</sup>

64 m<sup>2</sup>



Floor 1

(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 are based on RICS IPMS 3C standard.



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