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PRIVATE PASSAGE
20
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BB8 0QP

Sefton Street, Colne
£795 Per Month

• Beautifully Presented Mid-Terrace Home • Two Well Proportioned Bedrooms • Principal Bedroom With Dressing Room • Spacious Dining Kitchen • Living Room With Multi-Fuel Stove • No Onward Chain & Enclosed Rear Yard

Nestled within a popular residential area of Colne, this beautifully presented mid-terrace home offers deceptively spacious accommodation and would make an ideal home for young families or those looking to downsize. The property is conveniently located for local amenities, well regarded schools, transport links and the nearby town centre. Offered to the market with no onward chain, the accommodation briefly comprises a welcoming entrance hallway, a comfortable living room with a charming multi-fuel stove and a spacious dining kitchen fitted with modern units and providing access to the rear yard. To the first floor are two well proportioned bedrooms, with the principal bedroom benefitting from a separate dressing room, alongside a contemporary three-piece bathroom suite. Externally, the property enjoys a forecourt garden to the front and an enclosed low maintenance flagged yard to the rear with a useful storage shed and covered access passage. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

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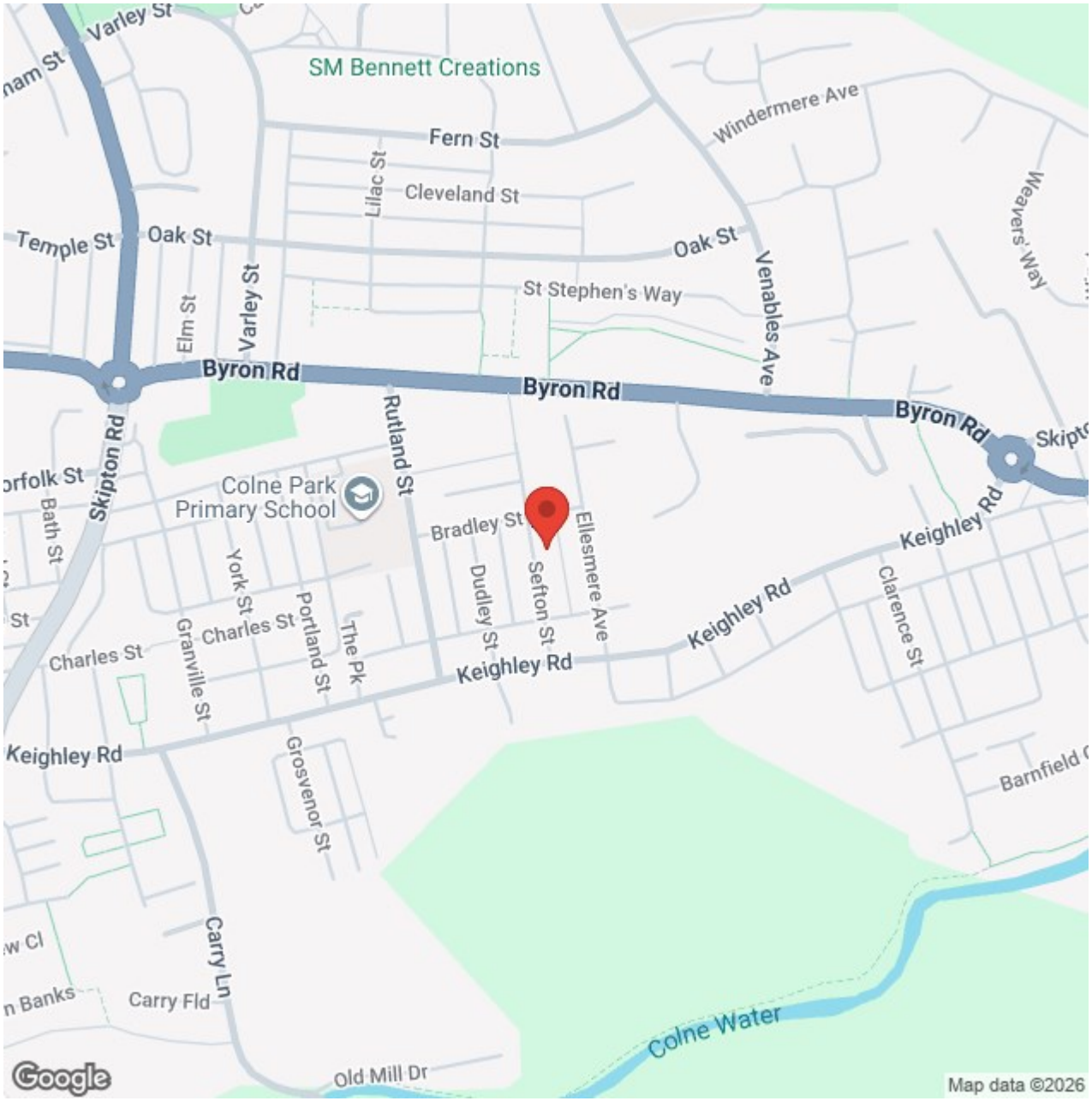
SM Bennett Creations
Varley St
Fern St
Windermere Ave
Cleveland St
Lilac St
Temple St
Oak St
Oak St
Weavers Way
Venables Ave
St Stephen's Way
Elm St
Varley St
Byron Rd
Byron Rd
Byron Rd
Skipton Rd
Rutland St
Colne Park Primary School
Bath St
Bradley St
Ellesmere Ave
Keighley Rd
Keighley Rd
Clarence St
York St
Charles St
Portland St
The Pk
Dudley St
Sefton St
Granville St
Keighley Rd
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Grosvenor St
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Carry Fld
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Lancashire

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GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 12'1" x 13'11" (3.69m x 4.25m)

A well proportioned and tastefully presented living room positioned to the front of the property, having a large double glazed window allowing for an abundance of natural light. The room features attractive decorative coving, a central ceiling rose and a charming multi-fuel stove set within a recessed fireplace with a stone hearth and timber mantle, creating an excellent focal point. Offering ample space for lounge furniture, this comfortable reception room provides an ideal setting for relaxing and entertaining.

KITCHEN 15'1" x 10'4" (4.61m x 3.16m)

A spacious dining kitchen fitted with a range of modern wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates an inset sink with drainer, integrated double oven, four-ring gas hob with extractor hood over and space for additional appliances. There is ample room for a dining table and chairs, making it an ideal space for everyday family living and entertaining. The room benefits from a useful under-stairs storage cupboard, a double glazed window overlooking the rear yard and a uPVC door providing direct access to the outside.

FIRST FLOOR / LANDING

BEDROOM ONE 9'7" x 14'0" (2.94m x 4.28m)

A generous double bedroom positioned to the front of the property, offering ample space for a king-size bed and accompanying bedroom furniture. The room benefits from a large double glazed window allowing for plenty of natural light and enjoys a bright, airy feel throughout. Further complemented by fitted mirrored wardrobes providing excellent storage, fitted carpeting and neutral décor, this well presented principal bedroom also enjoys direct access to the adjoining dressing room.

DRESSING ROOM 3'8" x 12'1" (1.13m x 3.69m)

A superb addition to the principal bedroom, this versatile dressing room provides excellent storage and wardrobe space whilst helping to keep the main bedroom free from clutter. The room benefits from fitted carpeting, neutral décor and a double glazed window allowing for natural light. Equally suitable as a walk-in wardrobe, dressing area or potential home office space, this useful room adds further flexibility to the accommodation.

BEDROOM TWO 9'2" x 10'4" (2.81m x 3.15m)

A well presented second bedroom positioned to the rear of the property, enjoying a pleasant outlook over the rear yard. This versatile room offers ample space for bedroom furniture and could also be utilised as a nursery, home office or guest bedroom. Having a double glazed window allowing for plenty of natural light, neutral décor and fitted carpeting, the room provides comfortable and flexible accommodation.

BATHROOM 5'4" x 7'3" (1.64m x 2.22m)

A modern three-piece bathroom suite comprising a panelled bath with glass shower screen and shower over, low level WC and pedestal wash basin. The room is fully tiled to the walls and floor, creating a sleek and contemporary finish, and also benefits from a heated chrome towel radiator and a frosted double glazed window providing natural light whilst maintaining privacy.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/sefton-street-colne

LOCATION

Situated within a popular residential area of Colne, this property enjoys a convenient position with a wide range of local amenities close at hand. Colne town centre is within easy reach and offers an excellent selection of shops, supermarkets, cafés, bars and restaurants. Well regarded primary and secondary schools are nearby, making the location appealing to a variety of purchasers. The property also benefits from excellent transport links, with Colne railway station providing direct services to surrounding towns and cities, whilst the nearby M65 motorway network offers straightforward access towards Burnley, Blackburn, Preston and beyond. For those who enjoy the outdoors, a number of scenic countryside walks and beauty spots can be found within a short distance of the property.

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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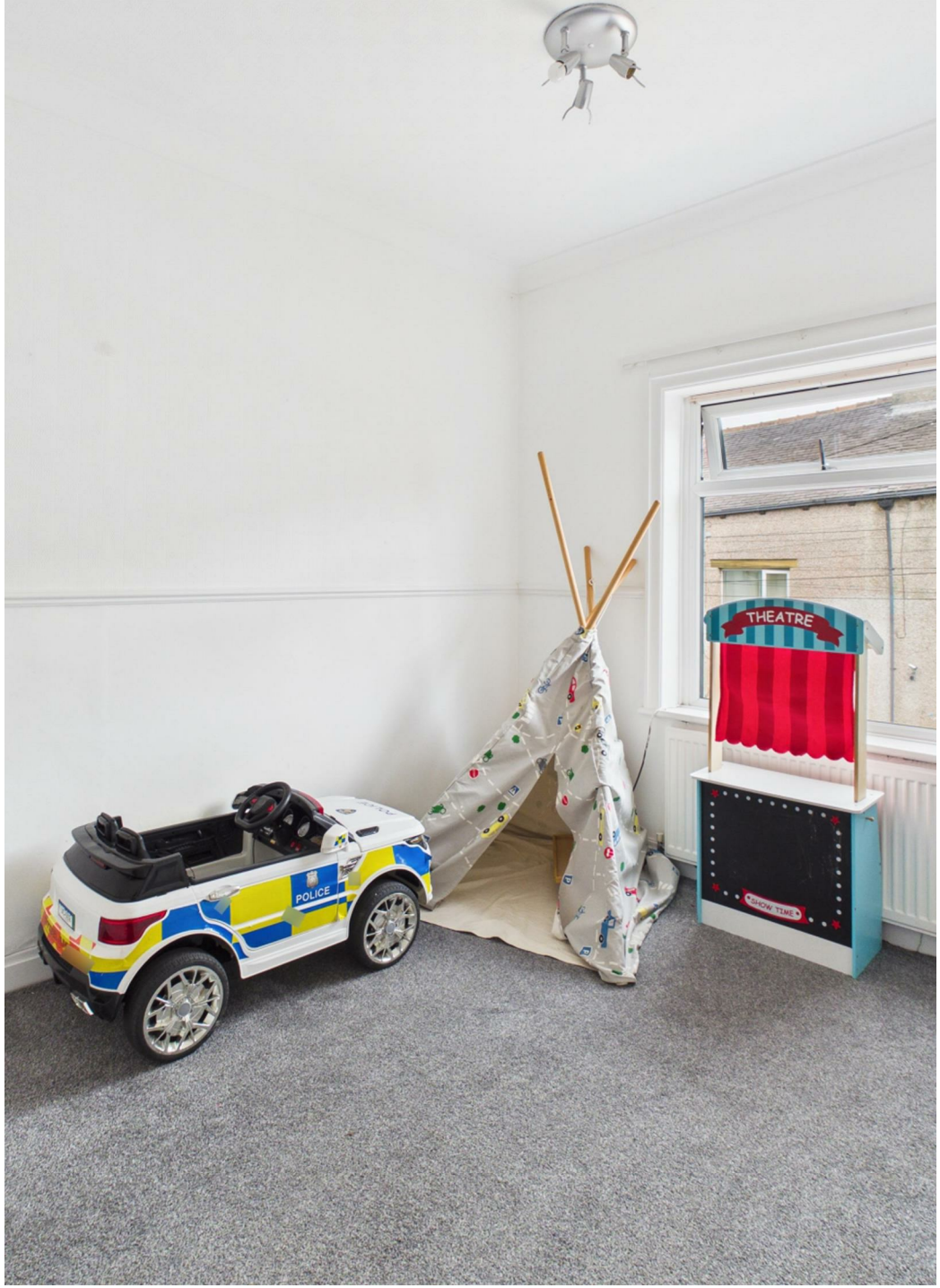

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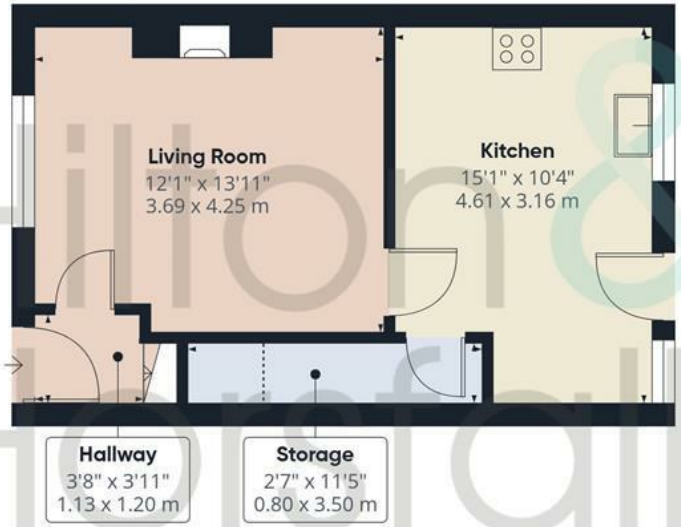
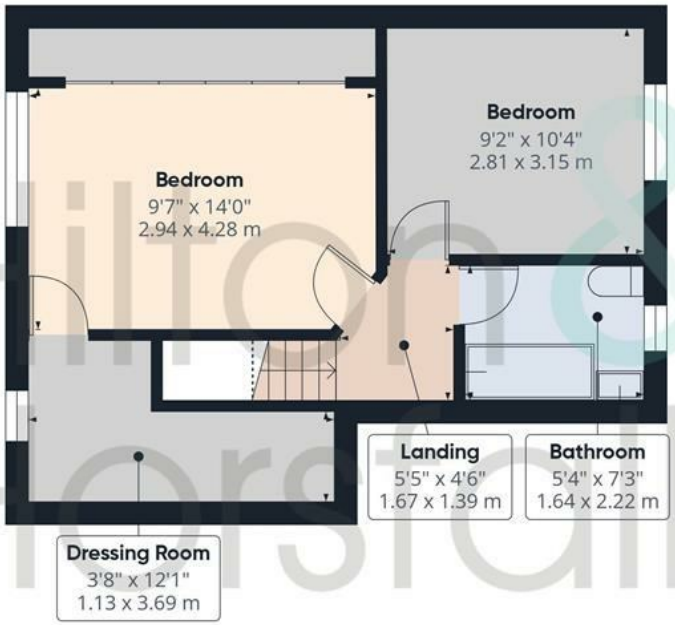
OUTSIDE

To the front of the property is an attractive forecourt garden enclosed by stone wall boundaries with a gated pathway leading to the entrance door. The property enjoys a pleasant kerb appeal and benefits from a covered passageway providing convenient access through to the rear. To the rear is a fully enclosed and low maintenance flagged yard, offering an excellent space for outdoor dining, entertaining and relaxing during the warmer months. The yard is complemented by mature planted borders, fenced boundaries and a useful timber storage shed, creating a practical and private outdoor space.



Ground Floor



Floor 1

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Approximate total area(1)

739 ft²

68.7 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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