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Horsfall

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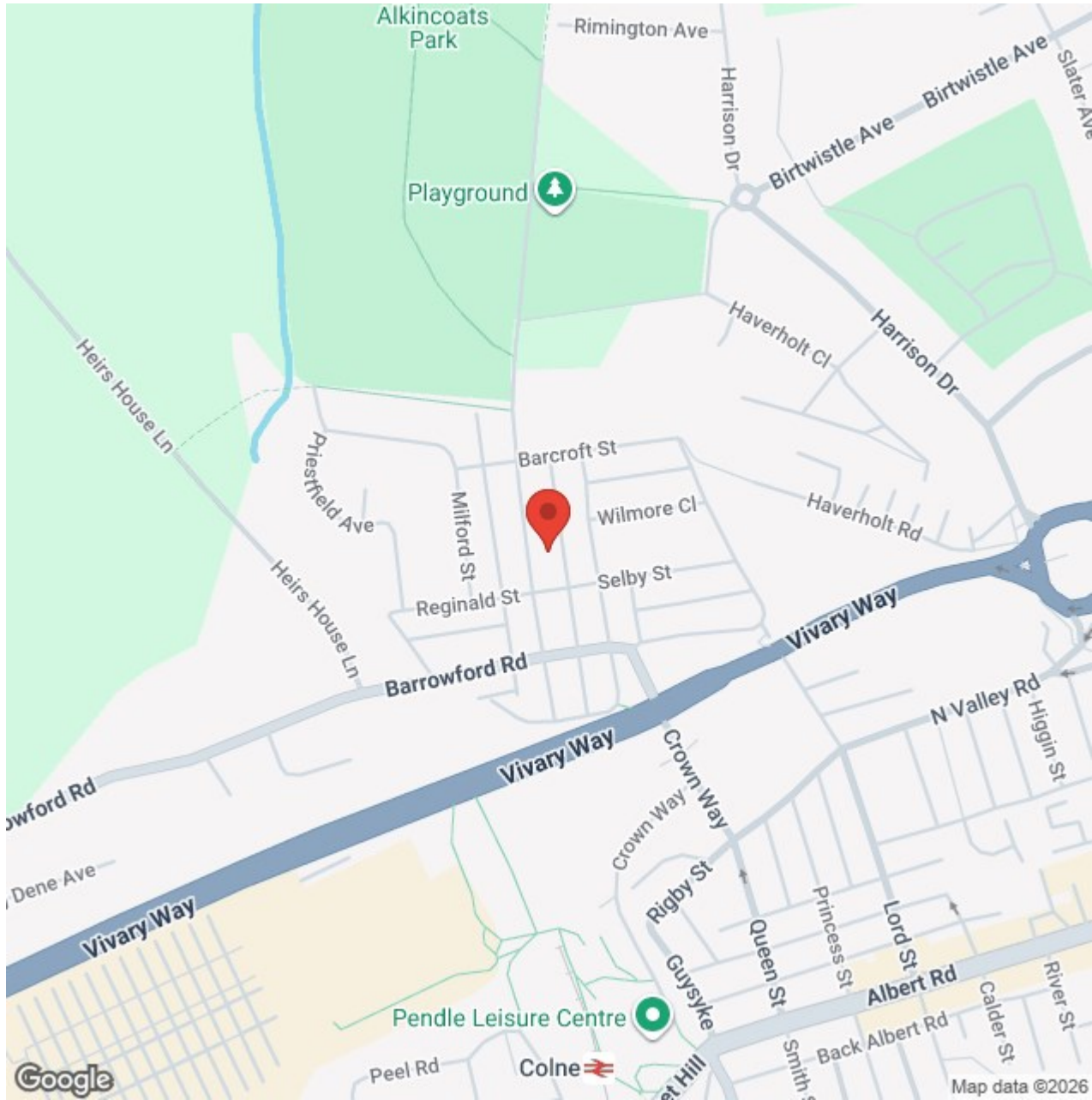
## Alkincoats Road, Colne

### Offers In The Region Of £189,950

- Mid bay-fronted terrace
- Two spacious reception rooms
- Modern fitted kitchen
- Two double bedrooms
- Four-piece family bathroom
- Attic room (ideal storage/office)

An attractive bay-fronted mid terrace property set over three floors, offering spacious and well-presented accommodation throughout. The ground floor comprises a welcoming living room to the front with a large bay window, a generous dining room positioned centrally which flows seamlessly through to a modern fitted kitchen to the rear, creating an ideal layout for both everyday living and entertaining. The kitchen provides access out to the enclosed rear yard along with a useful outhouse/utility. To the first floor are two well-proportioned double bedrooms along with a stunning four-piece family bathroom, finished to a high standard. To the second floor is a versatile attic room offering additional space, ideal for storage or a home office (not to current building regulations for use as a bedroom). The property is offered to the market with no onward chain, making it an excellent opportunity for a range of buyers.







# Lancashire

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## GROUND FLOOR

### ENTRANCE HALLWAY

#### LIVING ROOM 14'10" x 11'5" (4.53m x 3.50m)

A beautifully presented and spacious living room positioned to the front of the property, featuring a large bay window which allows an abundance of natural light to flow through. The room offers a warm and inviting atmosphere with neutral décor, complemented by high ceilings and decorative coving. There is ample space for a range of furniture along with a feature fireplace, making this an ideal space for relaxing and entertaining.

#### DINING ROOM 13'7" x 12'2" (4.16m x 3.73m)

A spacious and well-presented dining room positioned to the centre of the property, offering ample space for a family-sized dining table and additional furnishings. The room is light and airy with neutral décor and wood effect flooring, creating a warm and inviting setting ideal for both everyday living and entertaining. Open access leads through to the fitted kitchen, enhancing the sense of space and making it perfect for modern family life.

#### KITCHEN 12'3" x 7'10" (3.75m x 2.40m)

A modern and well-appointed fitted kitchen comprising a range of matching wall and base units with complementary work surfaces and tiled splashbacks. The kitchen incorporates a range of appliances including an integrated oven with hob and extractor, along with space for additional freestanding appliances. The room is finished with wood effect flooring and recessed ceiling spotlights, creating a bright and functional space. A door provides access out to the rear yard, adding further convenience.

## FIRST FLOOR / LANDING

#### BEDROOM ONE 12'3" x 15'0" (3.74m x 4.587m)

A generous and beautifully presented double bedroom positioned to the front of the property, featuring two windows which allow for plenty of natural light. The room offers ample space for a double bed along

with additional freestanding furniture, creating a comfortable and relaxing environment. Finished with neutral décor, this spacious room makes for an ideal main bedroom.

#### BEDROOM TWO 13'8" x 8'3" (4.17m x 2.54m)

A well-proportioned double bedroom positioned to the rear of the property, offering a peaceful outlook. The room is light and airy with neutral décor and provides ample space for a double bed along with additional bedroom furniture. A window allows for plenty of natural light, making this a comfortable and versatile space suitable as a guest room, child's bedroom or home office.

#### BATHROOM 10'11" x 7'11" (3.33m x 2.43m)

A stunning and spacious four-piece family bathroom fitted with a contemporary suite comprising a panelled bath with mixer tap, a walk-in shower enclosure with glass screen, a low level WC and a stylish countertop wash basin. The room is finished with modern tiled flooring and walls, complemented by recessed ceiling spotlights and a feature vertical radiator. A window allows for natural light, creating a bright and relaxing space.

## SECOND FLOOR

#### ATTIC ROOM 9'6" x 13'7" (2.92m x 4.16m)

A useful attic room accessed via a staircase, offering a versatile additional space ideal for storage, a hobby room or potential home office. The room benefits from a Velux style roof window allowing natural light, along with eaves storage. (Please note this room may not meet current building regulations for use as a formal bedroom.)

## LOCATION

Situated on Alkincoats Road, the property occupies a popular and well-established residential position within Colne. The location offers convenient access to a range of local amenities including shops, cafés and supermarkets, along with excellent transport links to neighbouring towns such as Nelson, Barrowford and beyond. Alkincoats Park is within walking distance, providing beautiful green spaces, scenic walks and leisure facilities, making this an ideal location for both families and professionals.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/alkincoatsrdcolne>

## PUBLISHING

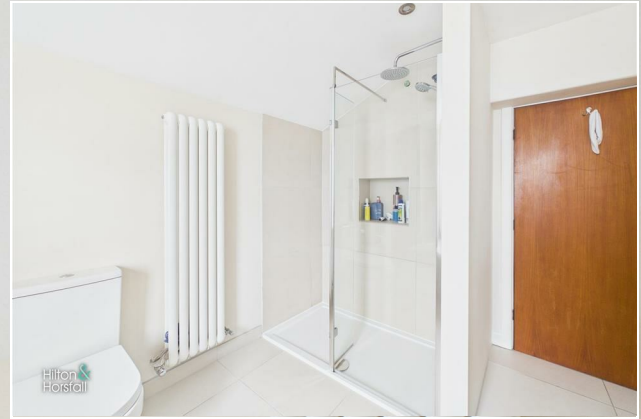
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## OUTSIDE

To the front of the property is a forecourt garden enhancing the kerb appeal of this attractive bay-fronted home. To the rear is an enclosed yard providing a low maintenance outdoor space, with access through to a useful outhouse/utility offering additional storage and practicality.





Ground Floor



Floor 1



Floor 2



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

1125 ft<sup>2</sup>

104.5 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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