



Hilton &
Horsfall

BB8 9QH

Milford Street, Colne

Offers In The Region Of £184,950

- Three-bedroom mid-terrace home
- Spacious living room with bay window
- Modern kitchen with integrated cooking appliances
- Light-filled sun room with garden access
- Stylish family bathroom with overhead shower
- Enclosed rear garden with patio and lawn
- Close to local schools, shops, and transport links

Situated in a popular residential area of Colne, this beautifully presented three-bedroom mid-terrace home offers stylish interiors, generous proportions, and a pleasant rear garden. Perfect for first-time buyers, small families, or anyone looking for a move-in ready home, the property boasts a modern kitchen, light-filled living spaces, and a well-kept outdoor area with both lawn and patio seating.





Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hall with attractive décor, wood-effect flooring, and stairs rising to the first floor. The hallway provides access to the main living areas and creates a warm first impression.

LIVING ROOM 14'9" x 13'9" (4.50m x 4.20m)

A bright and spacious reception room featuring a large bay window to the front, allowing natural light to flood in. The room is tastefully decorated with contrasting tones, creating a cosy yet contemporary feel. Ample space for both lounge seating and a work-from-home area.

KITCHEN 8'1" x 15'8" (2.47m x 4.79m)

A modern, well-designed kitchen fitted with a range of wooden wall and base units, sleek black work surfaces, and a tiled splashback. Integrated oven with hob and extractor hood, stainless steel sink, and space for appliances. The rear aspect window overlooks the garden, and the open-plan design leads into the sun room.

SUN ROOM 8'10" x 7'2" (2.71m x 2.20m)

Currently used as a dining and leisure area, this light-filled space enjoys garden views and direct access via a rear door. Versatile for use as a dining space, home gym, or relaxation area.

UTILITY / BOILER ROOM

FIRST FLOOR / LANDING

BEDROOM ONE 11'11" x 13'9" (3.64m x 4.20m)

A generous double bedroom with a stylish feature wall, large window to the front, and plenty of space for wardrobes and additional furniture.

BEDROOM TWO 8'1" x 13'10" (2.48m x 4.24m)

Another spacious double room with a bold feature wall and rear aspect window overlooking the garden.

BEDROOM THREE / STUDY 6'1" x 5'8" (1.86m x 1.73m)

A versatile room ideal as a nursery, or home office, with a window to the front.

BATHROOM 11'0" x 5'6" (3.36m x 1.69m)

A modern and well-proportioned family bathroom featuring a white three-piece suite comprising a panelled bath with overhead shower and glass screen, wash basin with vanity unit, and WC. Stylish tiling and a bold splash of colour add a contemporary touch, with a heated towel rail and built-in storage.

LOCATION

Milford Street is ideally located for access to local amenities, schools, and transport links. Colne's town centre offers a range of shops, supermarkets, cafés, and leisure facilities, while excellent road connections put nearby towns and the M65 motorway within easy reach. Picturesque countryside walks and scenic spots such as Lake Burwain and Wycoller Country Park are only a short drive away.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/milford-street-colne>

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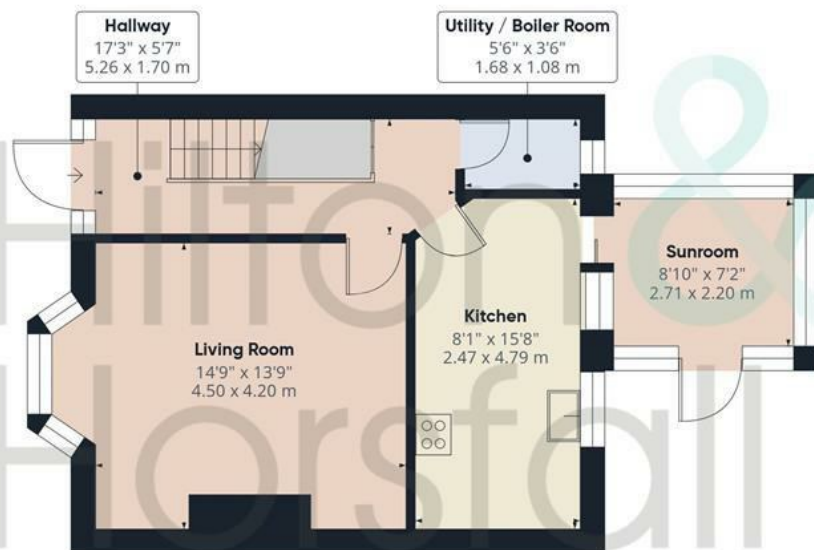


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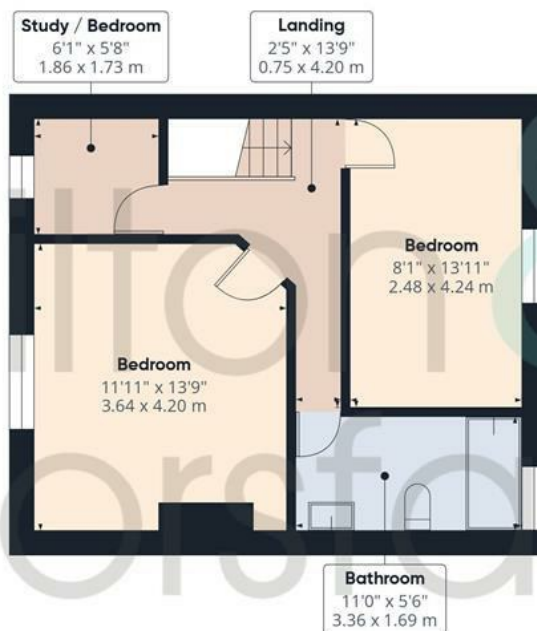
OUTSIDE

To the rear, the property offers a fully enclosed garden with both lawn and patio areas, perfect for outdoor entertaining or relaxing in the sunshine. A garden shed provides useful storage, and there is gated access to the rear street.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

949 ft²

88.2 m²

(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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