





Hilton &  
Horsfall

BB8 9QJ

## Priestfield Avenue, Colne

### Offers In The Region Of £225,000

- Modern Family Home
- Garden / Patio to the Front and Rear
- Detached Garage
- Three Bedrooms
- Popular Area
- Open Plan Dining Kitchen

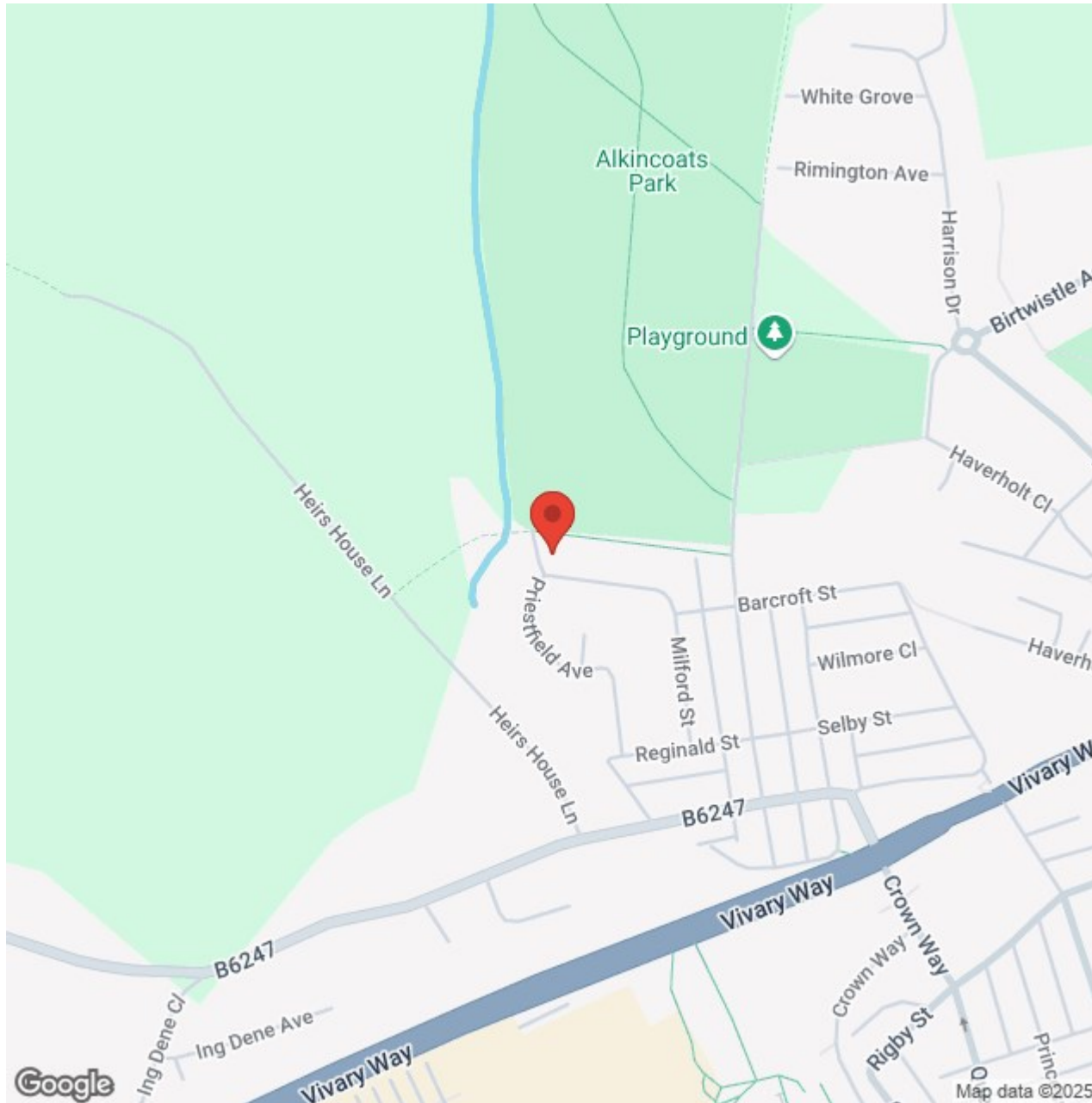
Welcome to this charming terraced house on Priestfield Avenue in the sought-after area of Colne. This modern property boasts spacious living space, perfect for a growing family or those who love to entertain. As you step inside, you are greeted by a welcoming entrance hallway with a glass balustrade leading to the first floor / landing. On the ground floor you will find a family sized living room and a modern dining kitchen with built in appliances and ample space for a large dining table. To the first floor you will find three well proportioned bedrooms and a modern three piece bathroom suite. Additionally there is a garage which has been converted into a bar but still has space for storage with it having a storage room to the rear. Externally to the front is a well kept garden laid with Indian stone flags and an artificial grass area. To the rear you will find a block paved driveway offering off road parking, a raised patio area with space for garden furniture and an artificial grass area, perfect for the spring and summer months. Tax band C. Leasehold.

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## Lancashire

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### GROUND FLOOR

#### ENTRANCE

With a uPVC door leading to:

#### HALLWAY

A welcoming entrance hallway with wood effect flooring, under stairs storage and a glass balustrade staircase leading to the first floor / landing.

#### LIVING ROOM 14'4" x 13'8" (4.37m x 4.18m)

A family sized living room with a gas fire set within a feature fire place, 1x radiator, television point, coving 1x radiator and a uPVC double glazed bay window.

#### DINING KITCHEN 8'10" x 19'7" (2.71m x 5.97m)

A modern and spacious dining kitchen with a range of wall and base units and contrasting work tops over. Having built in appliances such as a dishwasher, washing machine, wine cooler, fridge freezer, four ring gas hob with extractor hood over, oven and microwave. The dining kitchen also boasts LED spotlights, 1x radiator, built in breakfast bar,

space for a large dining table, 2x uPVC double glazed windows to the rear and side elevations and uPVC double glazed french doors leading to the rear garden.

### FIRST FLOOR / LANDING

With access to the loft and a glass balustrade.

#### BEDROOM ONE 12'5" x 12'9" (3.81m x 3.91m)

A good sized double bedroom with fitted wardrobes, 1x radiator and a uPVC double glazed window to the rear elevation.

#### BEDROOM TWO 11'3" x 12'10" (3.44m x 3.93m)

Another bedroom of double proportion with ample space for bedroom furniture, 1x radiator and a uPVC double glazed window to the front elevation.

#### BEDROOM THREE 7'5" x 6'9" (2.27m x 2.08m)

A generously sized single bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

#### BATHROOM 6'7" x 6'8" (2.03m x 2.04m)

A modern three piece suite with a tiled bath with a glass shower screen and shower over, push button w.c, pedestal sink with chrome mixer tap, heated towel rail in chrome, bluetooth speakers, LED spotlights, fully tiled walls, tiled flooring and a frosted uPVC double glazed window to the rear elevation.

#### STORAGE ROOM 5'9" x 10'3" (1.77m x 3.13m)

Accessed from the garage is a useful storage room with power and lighting.

#### DETACHED GARAGE 12'0" x 9'8" (3.66m x 2.97m)

A good sized garage with manual up and over door with a built in bar but also space for storage.

### EXTERNALLY

Externally to the front is a well kept garden laid with Indian stone flags and an artificial grass area. To the rear you will find a block paved driveway offering off road parking, a raised patio area with space for garden furniture and an artificial grass area, perfect for the spring and summer months.

### 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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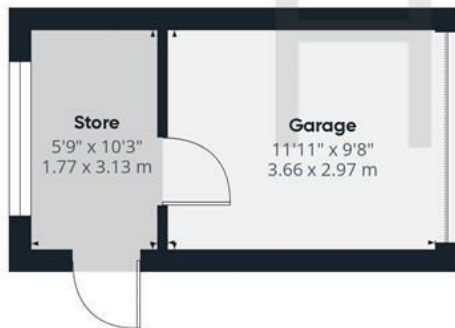




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1143.02 ft<sup>2</sup>

106.19 m<sup>2</sup>

(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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