



Hilton &
Horsfall

BB10 2LG

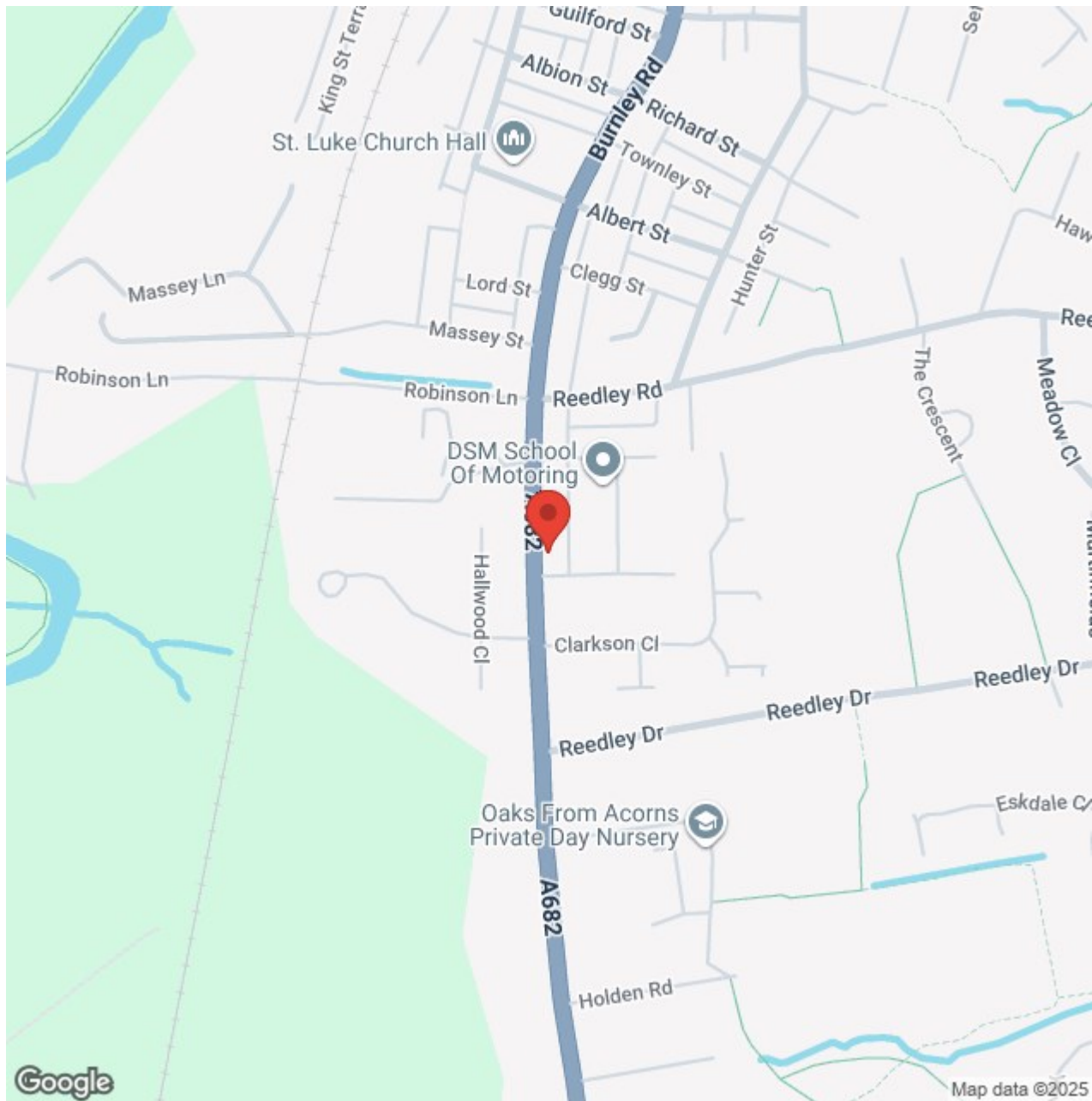
Colne Road, Burnley

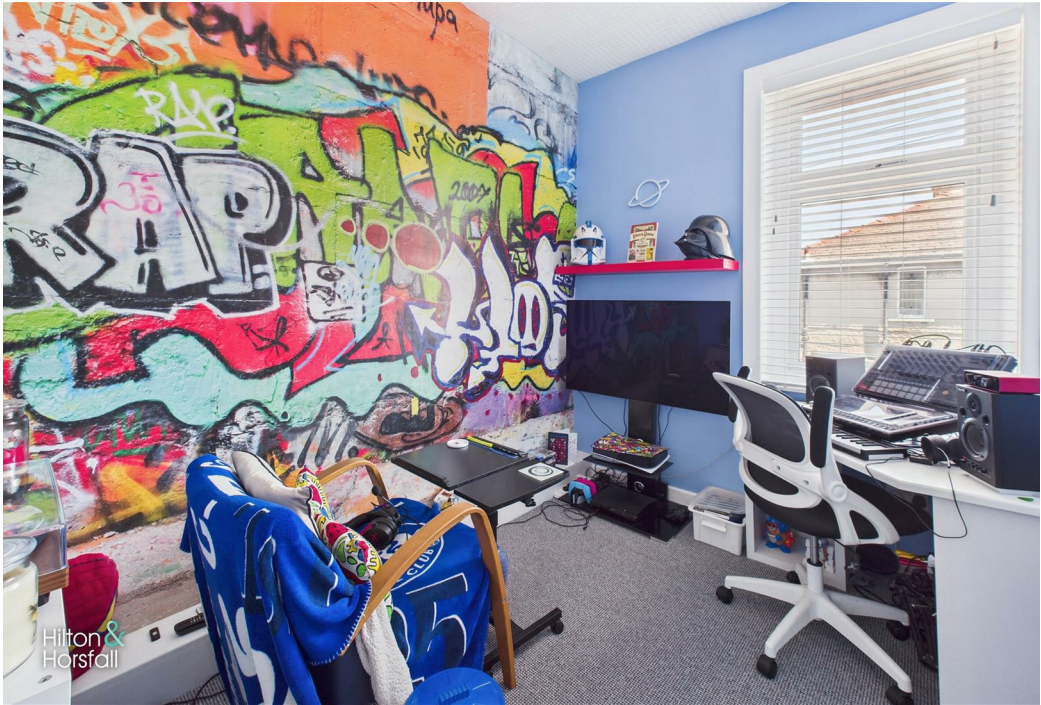
Offers In The Region Of £159,950

- Modern • Three bedrooms • Two reception rooms • Kitchen • Yard front and rear • Sought after area

Presented to a high standard throughout, this modern and beautifully maintained mid-terraced property offers spacious living in a convenient Burnley location, perfect for families, first-time buyers, or investors. Upon entering, you're welcomed by an entrance hallway leading to a bright sitting room, a second generous living room, and a sleek, contemporary fitted kitchen designed with both style and functionality in mind. The first floor boasts three well-proportioned bedrooms, all tastefully decorated, along with a modern house bathroom fitted to a high specification. Externally, the property features a smart forecourt to the front, laid with flags and artificial grass for low maintenance and kerb appeal. To the rear, there is a tidy yard finished with resin, offering a clean and practical outdoor space. Situated close to local amenities, schools, and transport links, this attractive home is ready to move into and not to be missed.







Lancashire

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ENTRANCE

With a uPVC double glazed door leading to:

VESTIBULE

HALLWAY

With 1x radiator and wood effect flooring.

SITTING ROOM 12'0" x 12'4" (3.68 x 3.76)

A cosy sitting room with 1x radiator, television point, coving, wood effect flooring and a uPVC double glazed bay window to the front elevation.

LIVING ROOM 14'6" x 15'11" (4.42 x 4.86)

A family sized living room with a television point, gas fire, 1x radiator, under stairs storage, coving and a uPVC double glazed window to the front elevation.

KITCHEN 14'6" x 6'9" (4.42 x 2.08)

A modern kitchen with a range of wall and base units,

integrated oven and hob with extractor hood over, matte black sink with mixer tap, plumbing for a washing machine and dryer, LED spotlights, uPVC double glazed window to the side elevation and a uPVC double glazed door leading to the rear yard.

STORE 2'9" x 6'9" (0.85 x 2.08)

Used for storage.

LANDING

With access to the boarded loft with a pull down ladder.

BEDROOM ONE 11'11" x 16'3" (3.64 x 4.97)

A large double bedroom with fitted wardrobes, 1x radiator, coving, wood effect flooring and a uPVC double glazed window to the front elevation.

BEDROOM TWO 11'2" x 8'0" (3.41 x 2.45)

A well proportioned single bedroom with 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 9'8" x 7'4" (2.97 x 2.24)

Another well proportioned single room with 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM 7'4" x 4'7" (2.24 x 1.40)

A modern three piece suite with a panelled bath and shower over, push button w.c, wall hung sink with chrome hot and cold tap, heated towel rail in chrome, extractor fan and fully tiled walls.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/colne-rd-burnley/>

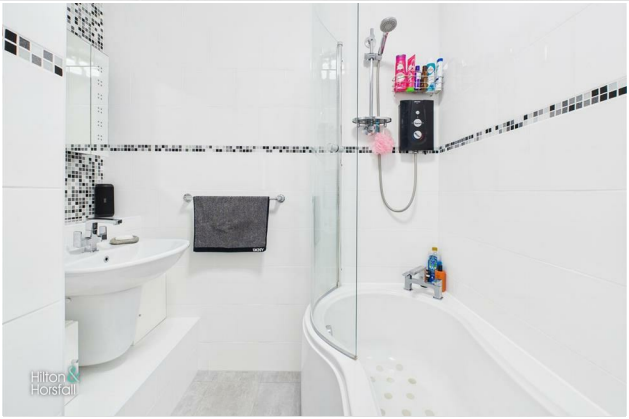
PUBLISHING

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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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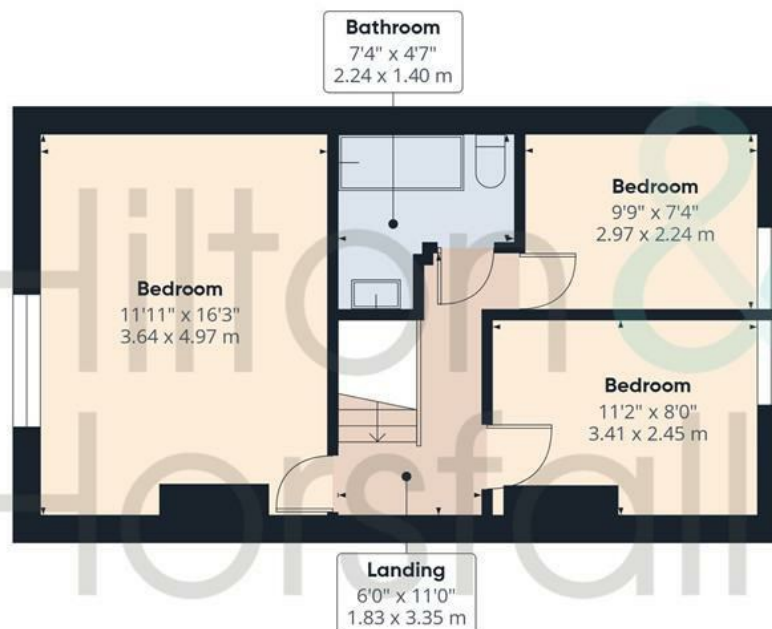
OUTSIDE

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1024 ft²

95.1 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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