







Hilton &  
Horsfall



BB8 9QH

## Milford Street, Colne

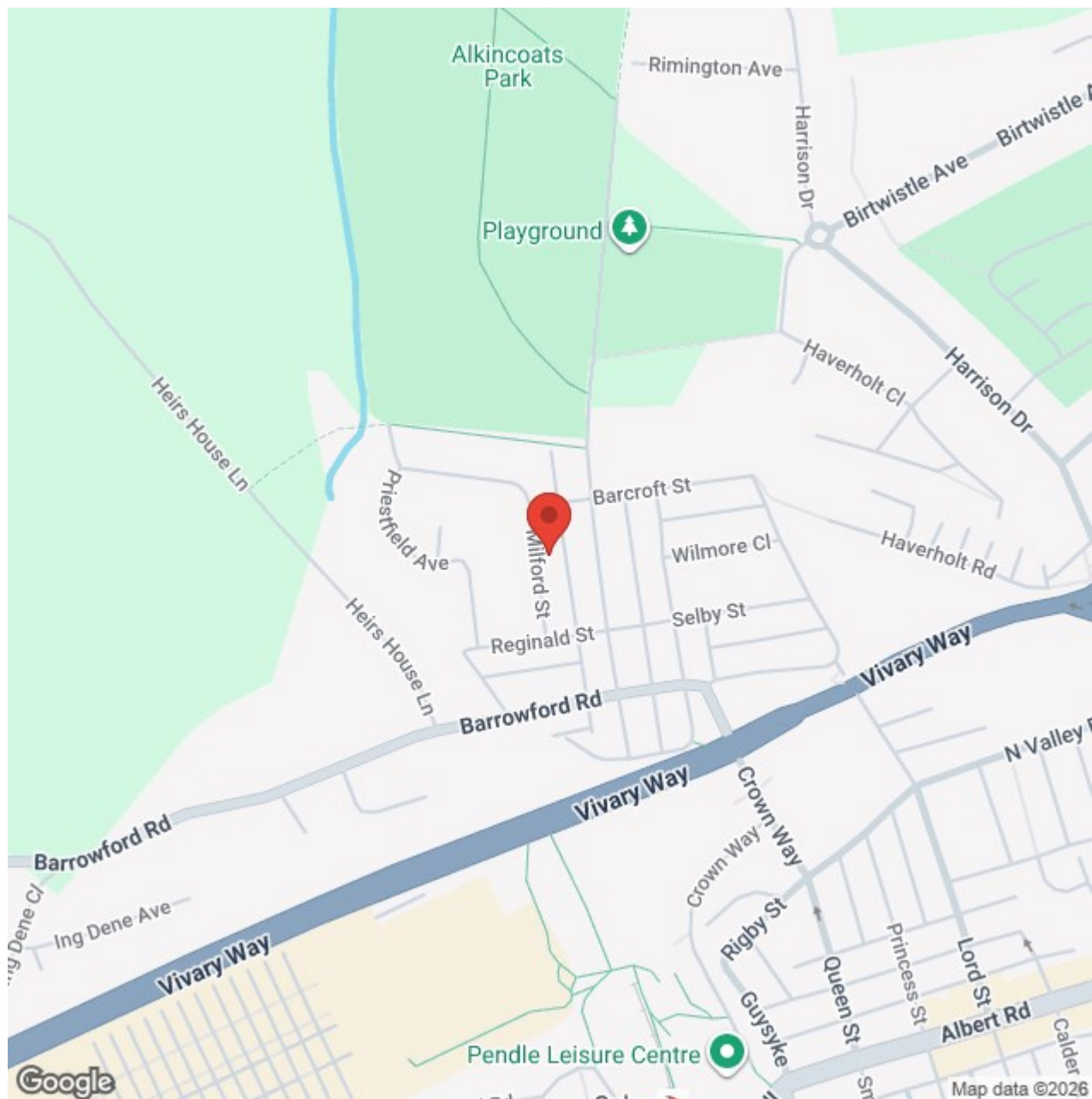
### Offers In The Region Of £180,000

- Well-presented mid-terrace property
- Two good-sized bedrooms
- Useful additional box room
- Spacious living room
- Modern fitted kitchen & conservatory
- Enclosed rear yard

A beautifully presented two-bedroom mid-terrace property offering deceptively spacious accommodation arranged over two floors. This attractive home is ideal for first-time buyers, downsizers, or investors, and briefly comprises a generous living room to the front, a modern fitted kitchen to the rear, and a bright conservatory providing valuable additional living space. To the first floor are two well-proportioned bedrooms, a useful box room offering flexible use, and a contemporary bathroom. Externally, the property benefits from an enclosed rear yard. Conveniently positioned within Colne, the home enjoys excellent access to local amenities, schools, and transport links.











## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

#### LIVING ROOM 14'9" x 13'7" (4.52m x 4.16m)

A generously proportioned living room positioned to the front of the property, beautifully presented and filled with natural light via a large bay window. The space offers a comfortable and inviting atmosphere, complemented by modern flooring and a stylish feature fireplace which creates a natural focal point. There is ample room for a range of seating arrangements, making it an ideal setting for both relaxing and entertaining.

#### KITCHEN 7'10" x 19'6" (2.39m x 5.95m)

A modern and well-appointed kitchen positioned to the rear of the property, fitted with a range of stylish wall and base units complemented by contrasting work surfaces. The space incorporates integrated appliances and provides ample storage along with generous countertop preparation areas. Recessed ceiling spotlights enhance the contemporary finish, while natural light flows through the rear window and glazed doors which open directly into the conservatory, creating a seamless connection between the two spaces.

#### CONSERVATORY 11'7" x 9'4" (3.54m x 2.87m)

A bright and versatile conservatory located to the rear of the property, providing an excellent additional reception space. Surrounded by glazing and topped with a pitched roof, the room is filled with natural light and offers pleasant views over the rear yard. Ideal for use as a sitting area, dining space, or home office, with direct access leading outside, making it a superb extension of the living accommodation.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 12'2" x 11'10" (3.73m x 3.61m)

A spacious double bedroom positioned to the front of the property, offering a bright and comfortable setting. The room benefits from a large window allowing for plenty of natural light and provides ample space for bedroom furnishings. Well presented throughout, this room creates a relaxing retreat within the home.

#### BEDROOM TWO 8'1" x 14'1" (2.47m x 4.30m)

A well-proportioned bedroom positioned to the rear of the property, offering a pleasant and private outlook. The room is bright and neatly presented, providing ample space for bedroom furnishings and versatile use, making it ideal as a guest room, child's bedroom, or home office.

#### BOX ROOM 6'3" x 5'7" (1.92m x 1.72m)

A useful and versatile additional room, ideal for use as a nursery, home office, dressing room, or storage space. This practical area enhances the flexibility of the first-floor layout and can be adapted to suit a variety of needs.

#### BATHROOM 10'7" x 5'4" (3.24m x 1.65m)

A modern and well-presented bathroom fitted with a stylish four-piece suite comprising a panelled bath, enclosed shower, pedestal wash basin, and low-level WC. The room is finished with contemporary tiling and benefits from recessed ceiling spotlights along with a frosted window allowing for natural light while maintaining privacy.

### 360 DEGREE VIRTUAL TOUR

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

### LOCATION

Situated in a convenient and established residential area of Colne, this property is ideally positioned for access to a wide range of local amenities, shops, and supermarkets. Colne town centre is within comfortable reach, while nearby schools and transport links, including bus routes and the railway station, provide excellent connectivity. The area also offers easy access to open countryside, making it well suited for both commuters and those who enjoy outdoor pursuits.

### 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.





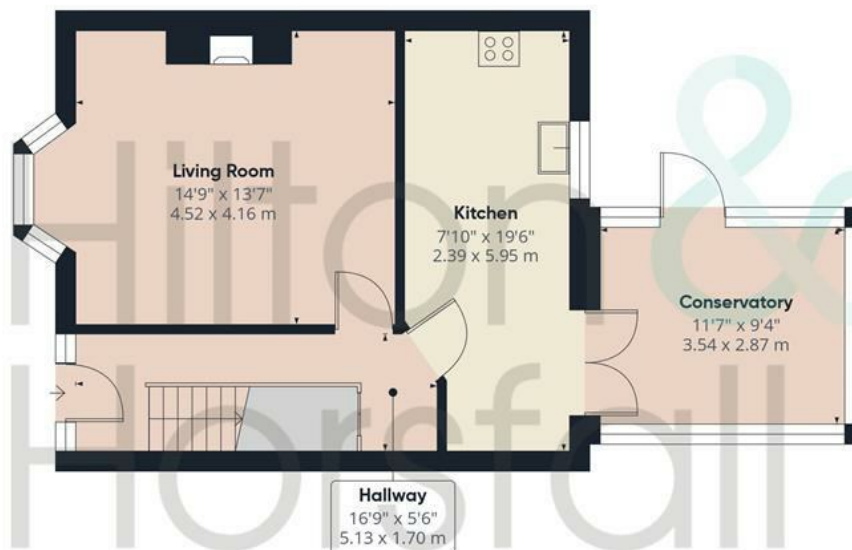




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## OUTSIDE

To the rear of the property is a low-maintenance enclosed yard, providing a private outdoor space ideal for seating, entertaining, or general use. The area offers practicality and ease of upkeep, making it a pleasant extension of the home's accommodation.

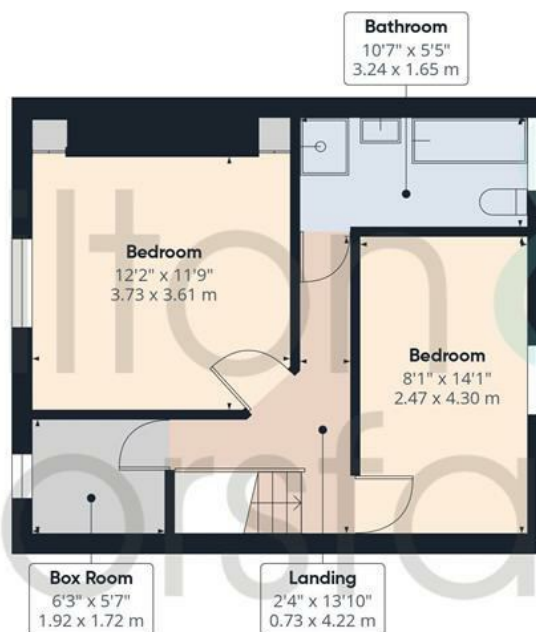


Ground Floor

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

967 ft<sup>2</sup>

89.8 m<sup>2</sup>



Floor 1



(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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