Hilton & Horsfall


Resident permit holders only
NO PARKING
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BB8 0DQ

River Street, Colne

Offers In The Region Of £145,000

• Stone-built end terrace property • Three bedrooms over three floors • Two spacious reception rooms • Modern three-piece bathroom suite • Enclosed rear yard with patio area • No onward chain delay

Offered to the market with no onward chain, this spacious stone-built end-terrace property presents an excellent opportunity for first-time buyers, families and investors alike. Well maintained throughout, the accommodation is arranged over three floors and briefly comprises an entrance vestibule, sitting room, generous living/dining room and fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a modern three-piece bathroom suite, whilst the second floor provides a spacious attic bedroom with Velux roof window. Externally, the property benefits from a forecourt garden to the front and an enclosed rear yard with a flagged patio and lawned area. Conveniently positioned close to local amenities, schools, transport links and Colne town centre, this is a fantastic home offering deceptively spacious accommodation in a popular residential location.

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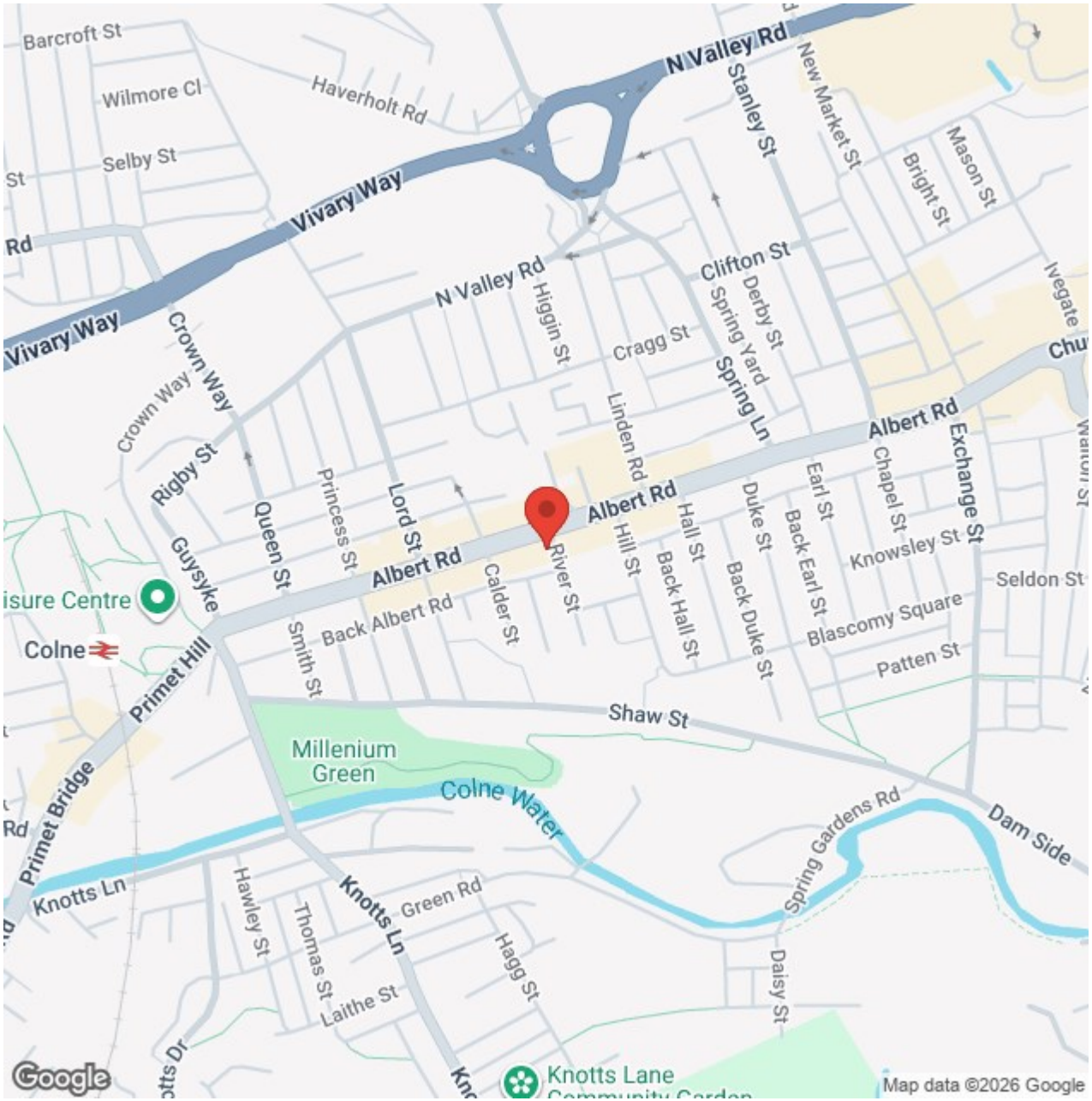
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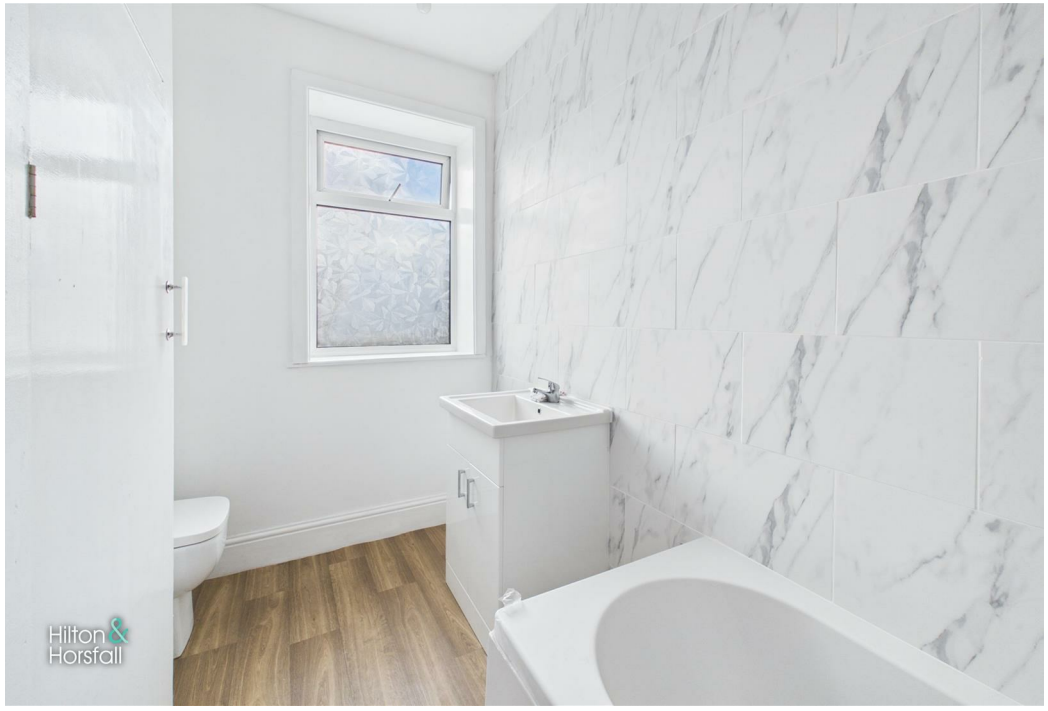

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Haverholt Rd
N Valley Rd
Stanley St
New Market St
Bright St
Mason St
Selby St
Vivary Way
Rd
Vivary Way
N Valley Rd
Clifton St
Spring Yard
Derby St
Higgin St
Cragg St
Crown Way
Crown Way
Rigby St
Linden Rd
Spring Ln
Albert Rd
Exchange St
Chapel St
Earl St
Princess St
Lord St
Queen St
Albert Rd
Hill St
Hall St
Duke St
Knowsley St
Guysyke
River St
Calder St
Back Albert Rd
Back Earl St
Back Hall St
Back Duke St
Seldon St
Blascomy Square
Patten St
Smith St
Primet Hill
Colne
Shaw St
Millenium Green
Colne Water
Primet Bridge
Knotts Ln
Spring Gardens Rd
Dam Side
Hawley St
Thomas St
Knotts Ln
Green Rd
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Lancashire

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GROUND FLOOR

HALLWAY

SITTING ROOM 11'9" x 10'1" (3.60m x 3.09m)
A bright and welcoming reception room positioned to the front of the property, having a large uPVC double glazed window providing plenty of natural light, fitted carpet, central heating radiator and useful built-in storage cupboard. An ideal space for relaxing or entertaining guests.

LIVING ROOM / DINING ROOM 13'1" x 13'11" (4.01m x 4.26m)
A spacious and versatile reception room positioned to the rear of the property, offering ample space for both living and dining furniture. The room features a large uPVC double glazed window allowing for plenty of natural light, fitted carpet, central heating radiator and an attractive fireplace with stone-effect surround creating a focal point to the room. A useful under-stairs storage cupboard provides additional practicality, whilst the open layout makes this an ideal space for both everyday living and entertaining. Access is provided through to the kitchen at the rear.

KITCHEN 8'10" x 6'5" (2.71m x 1.98m)
Fitted with a range of wall and base units, contrasting work surfaces and a stainless steel sink with drainer and mixer tap. The kitchen benefits from complementary tiled splashbacks, wood-effect flooring, uPVC double glazed window and a rear external door providing access to the enclosed yard. A practical space offering potential for further enhancement to suit a purchaser's individual tastes and requirements.

FIRST FLOOR / LANDING

BEDROOM ONE 11'8" x 13'10" (3.58m x 4.24m)
A generously sized double bedroom positioned to the front of the property, having a uPVC double glazed window allowing for plenty of natural light, fitted carpet and central heating radiator. Offering ample space for bedroom furniture, this bright and airy room provides comfortable accommodation and enjoys pleasant outlooks to the front elevation.

BEDROOM TWO 10'7" x 7'5" (3.24m x 2.27m)
A well-proportioned second bedroom located to the rear of the property, having a uPVC double glazed window, central heating radiator and fitted carpet. The room would make an ideal guest bedroom, child's room, home office or dressing room, offering flexibility to suit a variety of purchaser requirements.

BATHROOM 10'5" x 5'0" (3.19m x 1.53m)
A modern three-piece bathroom suite comprising a panelled bath, low-level WC and vanity wash hand basin with storage beneath. The room is complemented by attractive marble-effect wall tiling, wood-effect flooring, central heating radiator and a uPVC double glazed frosted window to the rear elevation, providing a bright and contemporary finish.

SECOND FLOOR

ATTIC ROOM 11'2" x 12'6" (3.42m x 3.82m)
A spacious attic room accessed via a staircase from the first-floor landing, benefiting from a Velux roof window providing excellent natural light, fitted carpet and useful eaves storage. This versatile room offers excellent additional accommodation and is currently utilised as a third bedroom.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/river-street-colne

LOCATION
Situated within a convenient and well-connected area of Colne, this property is ideally positioned for access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. Colne town centre is within easy reach, offering an excellent selection of everyday conveniences, whilst nearby schools and parks make the location appealing to a variety of purchasers. Excellent transport links are available via Colne railway station and the M65 motorway network, providing straightforward access to neighbouring towns and cities. Beautiful countryside walks and open green spaces can also be found nearby, offering the perfect balance between town and country living.

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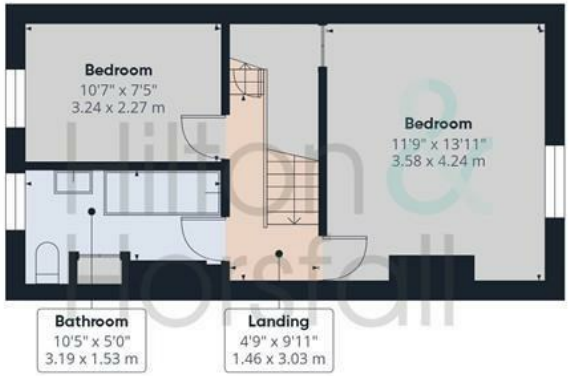
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OUTSIDE

To the front of the property is a low-maintenance forecourt garden enclosed by stone wall boundaries, enhancing the property's attractive stone-built façade. To the rear is an enclosed and private yard offering a flagged patio seating area together with a small lawned section, providing an ideal space for relaxing, entertaining or enjoying the warmer months. The enclosed nature of the yard makes it easy to maintain whilst still offering a pleasant outdoor space.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

900 ft²

83.7 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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