Hilton & Horsfall

Hilton &
Horsfall

BB8 9SB

Slater Avenue, Colne
Offers Over £160,000

• Renovated semi-detached family home • Three well proportioned bedrooms • Modern fitted dining kitchen • Contemporary three piece bathroom • Driveway providing off road parking • Generous enclosed rear garden

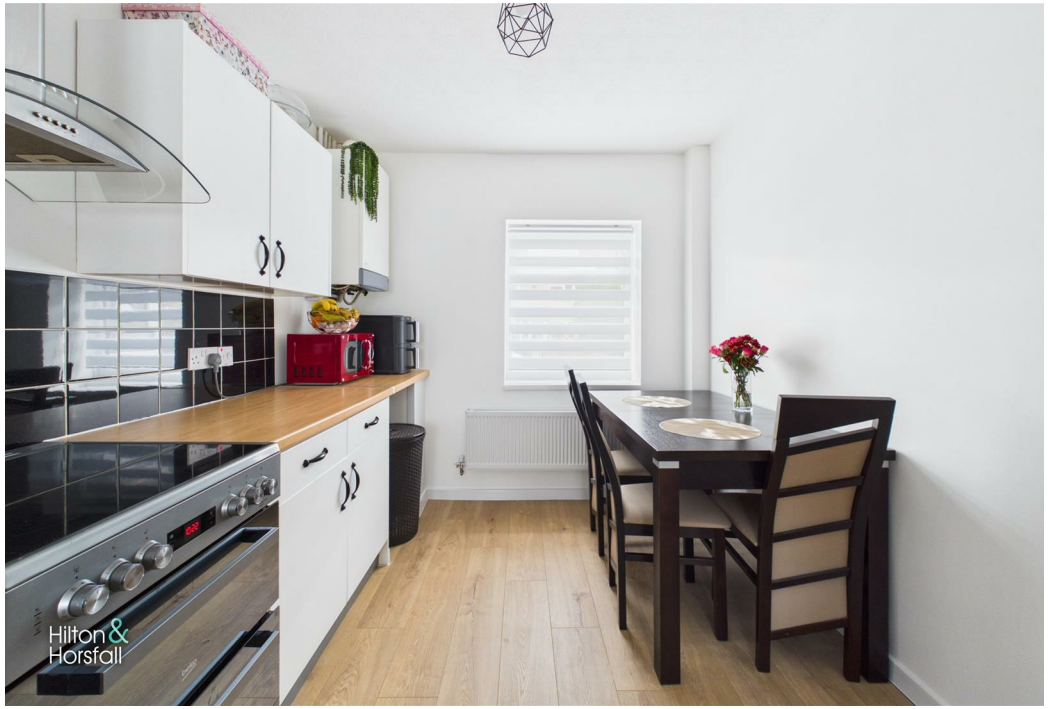
An immaculately presented semi-detached family home situated within a popular residential area of Colne. Having been renovated and modernised throughout by the current owners, this stylish property offers well proportioned living accommodation ideal for first time buyers, young families or anyone looking for a home ready to move straight into. The property briefly comprises of a welcoming entrance hallway, spacious living room, modern dining kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally the property benefits from a driveway providing off road parking to the front, whilst to the rear is a generous enclosed garden mainly laid to lawn with patio seating area and useful storage shed.

Hilton & Horsfall

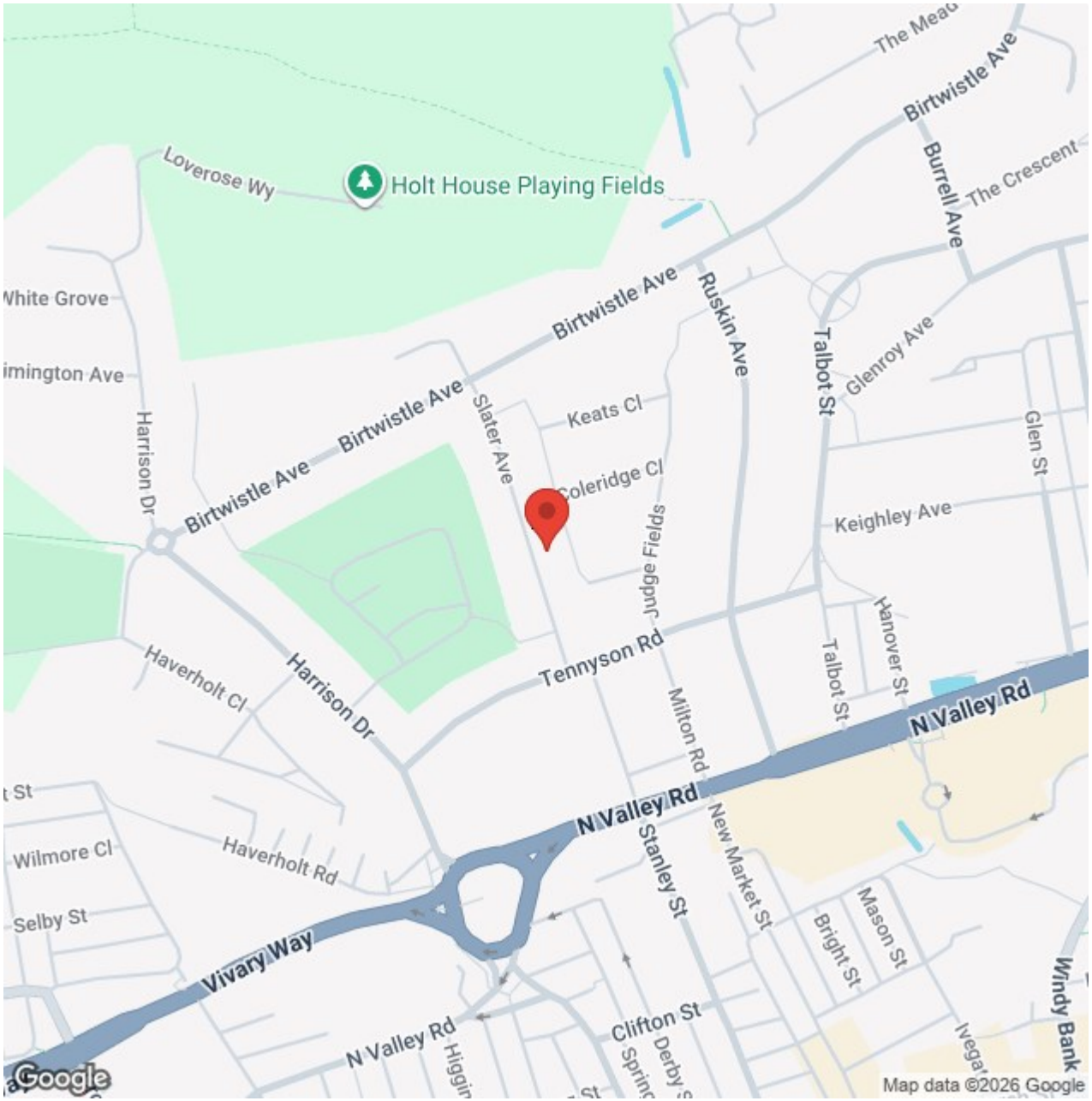
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024

Hilton &
Horsfall

Hilton &
Horsfall


Hilton &
Horsfall

Hilton &
Horsfall


Holt House Playing Fields
Loverose Wy
White Grove
Birtwistle Ave
Ruskin Ave
Burrell Ave
The Crescent
Talbot St
Glenroy Ave
Keats Cl
Slater Ave
Coleridge Cl
Harrison Dr
Keighley Ave
Glen St
Tennyson Rd
Haverholt Cl
Hanover St
N Valley Rd
Milton Rd
Wilmore Cl
Haverholt Rd
Selby St
Stanley St
New Market St
Mason St
Bright St
Vivary Way
Clifton St
Windy Bank
Map data ©2026 Google

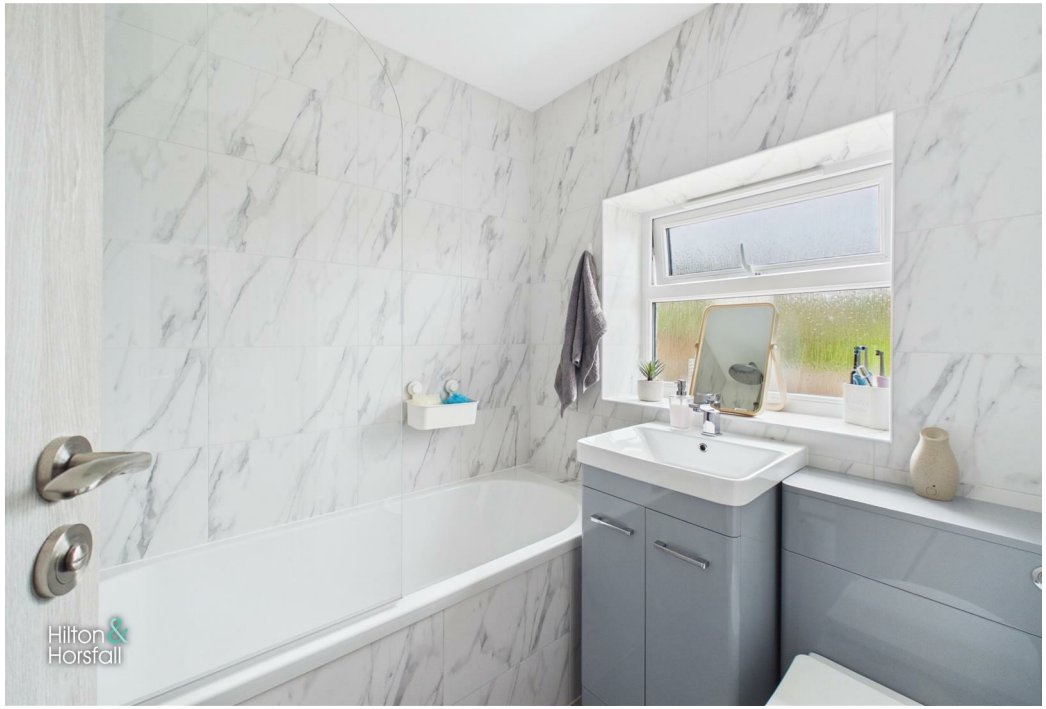
©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies

Greystone
Gisburn Rd
Skipton Rd
Foulridge
Blacko
Higherford
Keighley Rd
Colne
Winewall
Barrowford
Trawden
Nelson
Map data ©2026 Google

Hilton &
Horsfall

Hilton &
Horsfall

Hilton &
Horsfall


Hilton &
Horsfall

BB8 9SB

Lancashire

An immaculately presented semi-detached family home situated within a popular residential area of Colne. Having been renovated and modernised throughout by the current owners, this stylish property offers well proportioned living accommodation ideal for first time buyers, young families or anyone looking for a home ready to move straight into. The property briefly comprises of a welcoming entrance hallway, spacious living room, modern dining kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally the property benefits from a driveway providing off road parking to the front, whilst to the rear is a generous enclosed garden mainly laid to lawn with patio seating area and useful storage shed.

GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM 13'4" x 14'2" (4.07m x 4.32m)

A stylish and well presented living room having a modern décor throughout with wood effect flooring, contemporary wall panelling and a large window to the front elevation allowing for plenty of natural light. The room offers ample space for furniture and provides a warm and comfortable setting for relaxing and entertaining.

DINING KITCHEN 8'4" x 17'3" (2.55m x 5.26m)

A modern fitted dining kitchen offering a range of wall and base units with contrasting working surfaces, integrated oven with extractor hood over, inset sink with mixer tap and space for freestanding appliances. The room provides ample space for a dining table and chairs, making it ideal for everyday family living and entertaining, whilst windows to the rear elevation allow for plenty of natural light.

FIRST FLOOR / LANDING

A bright and well presented landing area having neutral décor and fitted carpeting, providing access to the three bedrooms, bathroom and loft hatch. A window to the side elevation allows for additional natural light.

BEDROOM ONE 11'1" x 11'0" (3.39m x 3.37m)

A well proportioned double bedroom positioned to the front elevation having modern décor, wood effect flooring and ample space for bedroom furniture. The room benefits from a large window allowing for plenty of natural light, creating a bright and airy atmosphere throughout.

BEDROOM TWO 10'11" x 9'2" (3.35m x 2.80m)

Another well proportioned bedroom positioned to the front elevation having modern décor, wood effect flooring and ample space for bedroom furniture. The room is currently utilised as a child's bedroom and benefits from a large window allowing for plenty of natural light throughout.

BEDROOM THREE 7'11" x 7'10" (2.42m x 2.39m)

A well presented bedroom positioned to the rear elevation having neutral décor and a large window allowing for plenty of natural light. Currently utilised as a child's bedroom, the room would also make an ideal nursery, dressing room or home office depending on individual requirements.

BATHROOM 5'9" x 5'10" (1.77m x 1.79m)

A modern three piece bathroom suite comprising of a panelled bath with shower over, vanity sink unit and low level w.c. The room benefits from stylish tiled walls, contemporary fittings and a frosted window to the rear elevation allowing for natural light whilst maintaining privacy.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/slater-avenue-colne

LOCATION

Situated within a popular residential area of Colne, this property is conveniently located for a range of local amenities, schools and transport links. Colne town centre is only a short distance away offering shops, supermarkets, cafés and leisure facilities, whilst nearby access onto the M65 motorway network makes the property ideal for those commuting toward Burnley, Blackburn and surrounding areas.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

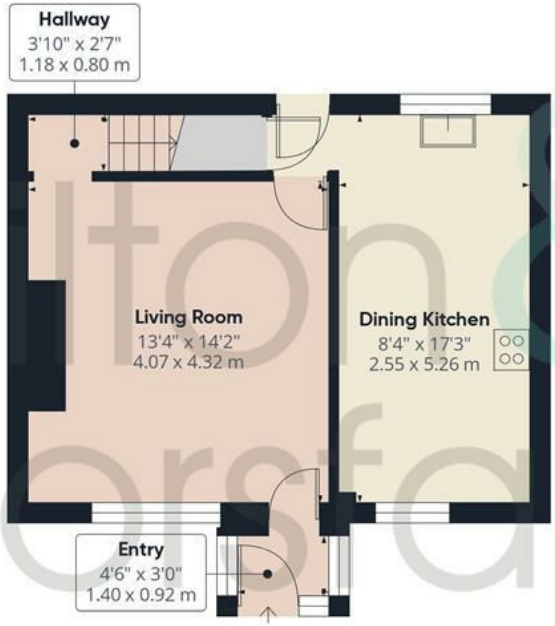
PROPERTY DETAIL

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.

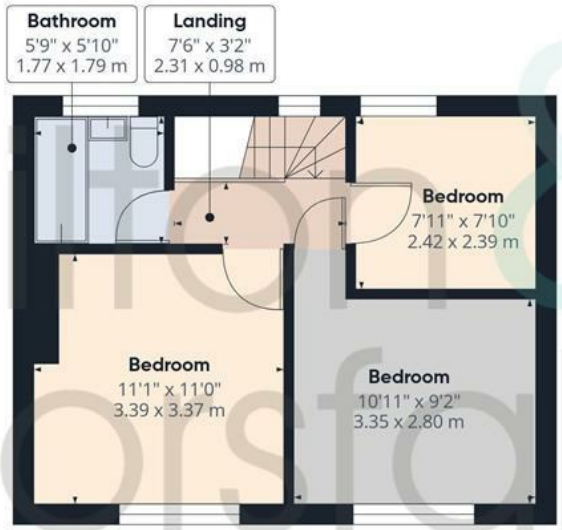
Hilton &
Horsfall

OUTSIDE

To the front of the property is a driveway providing off road parking along with a laid lawn garden and pathway leading to the entrance door. To the rear is a generous enclosed garden mainly laid to lawn with a flagged patio seating area, mature planted borders and a useful storage shed, creating an ideal space for outdoor entertaining and family enjoyment.



Ground Floor



Floor 1

Hilton & Horsfall

Approximate total area(1)

730 ft²

67.7 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.

Hilton &
Horsfall

Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024