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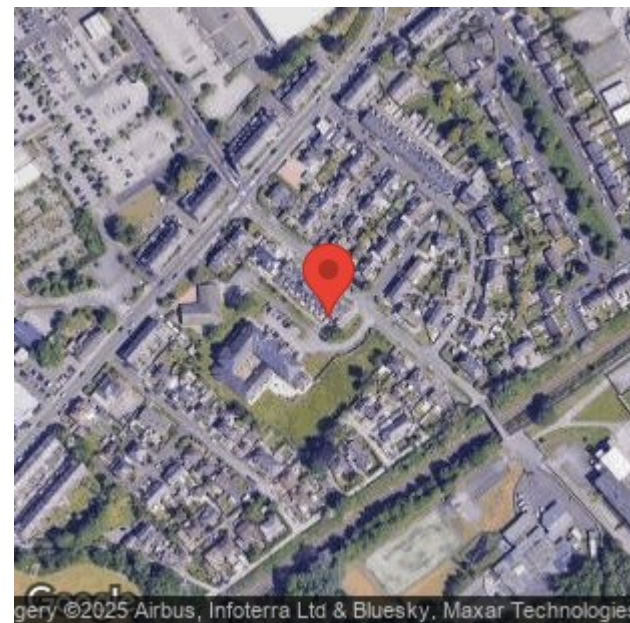
Gibfield Road, Colne

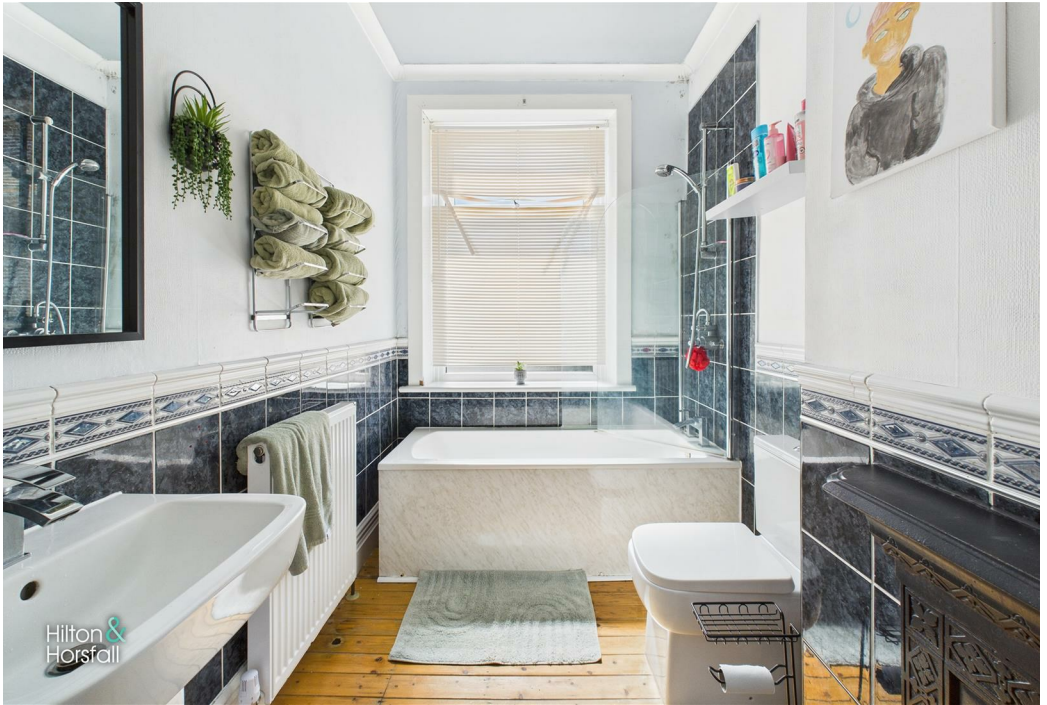
Offers In The Region Of £129,950

- Spacious two reception rooms with feature fireplaces
- Three well-proportioned bedrooms including attic bedroom
- Contemporary fitted kitchen
- Modern 3-piece bathroom suite
- Attractive decor throughout
- Good-sized rear yard ideal for entertaining
- Convenient location close to local amenities & transport links

A deceptively spacious and beautifully presented mid-terrace property offering flexible accommodation across three floors. Boasting two generous reception rooms, a modern kitchen, three bedrooms including a converted attic room, and a stylish family bathroom, this charming home is perfect for growing families, first-time buyers, or investors alike. The interiors are bright, well-maintained and thoughtfully decorated throughout, blending period features with contemporary touches. Externally, the property enjoys a large, enclosed rear yard—ideal for outdoor seating, entertaining, or low-maintenance enjoyment. Situated in a well-established residential area, this attractive home offers excellent value and a versatile layout ready to move into.







Lancashire

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GROUND FLOOR

SITTING ROOM 12'10" x 10'11" (3.93m x 3.34m)

A charming front-facing room featuring a classic fireplace, wood-effect flooring, and a large window offering plenty of natural light.

LIVING ROOM 14'0" x 13'0" (4.29m x 3.97m)

Spacious and stylishly presented with a focal fireplace, staircase to the first floor, and access through to the kitchen.

KITCHEN 6'8" x 9'10" (2.04m x 3.02m)

A modern fitted kitchen with a range of base and wall units, complementary work surfaces, integrated oven, hob, and tiled splashbacks.

FIRST FLOOR / LANDING

BEDROOM ONE 14'2" x 10'9" (4.33m x 3.29m)

Generous double room with carpeted flooring and front-facing window.

BEDROOM TWO 7'9" x 10'2" (2.38m x 3.11m)

A comfortable second bedroom ideal for a child's room, guest room, or office.

BATHROOM 6'0" x 10'5" (1.85m x 3.18m)

Stylish and well-appointed, this modern bathroom features a bath with overhead shower, WC, wash basin, and tasteful tiled finishes.

SECOND FLOOR

ATTIC ROOM 11'0" x 12'10" (3.37m x 3.93m)

Versatile attic space currently used as a third bedroom, complete with skylight and neutral décor.

LOCATION

Conveniently positioned just off Burnley Road, Gibfield Road enjoys a prime location close to Colne town centre. Residents benefit from easy access to a wide range of local amenities including shops, supermarkets, cafés, bars, and schools. Transport links are excellent, with nearby bus routes and Colne railway station offering connections to Burnley, Preston and beyond. For commuters, the M65 motorway is just a short drive away. Surrounded by beautiful Lancashire countryside, this location also offers plenty of opportunities for outdoor walks, scenic views, and leisure activities, making it a popular choice for families and professionals alike.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/gibfield-road-colne/>

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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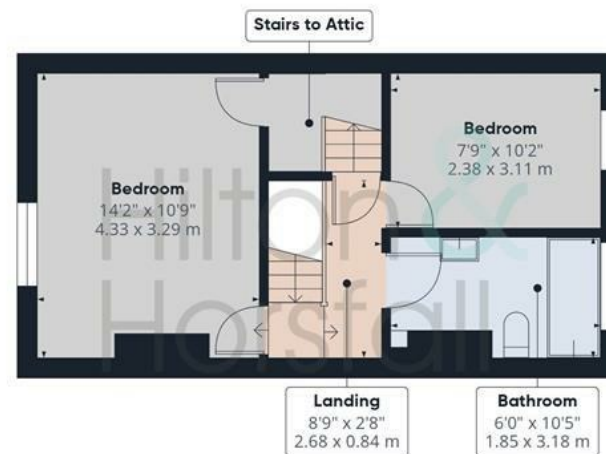


OUTSIDE

To the rear of the property is a low-maintenance, paved yard—a fantastic outdoor space ideal for seating, entertaining, or al fresco dining. The yard is enclosed and gated, offering privacy and security.



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

916 ft²

85 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.



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