





Hilton &  
Horsfall

BB8 8TJ

## Floats Mill, Trawden, Colne

### Offers In The Region Of £244,950

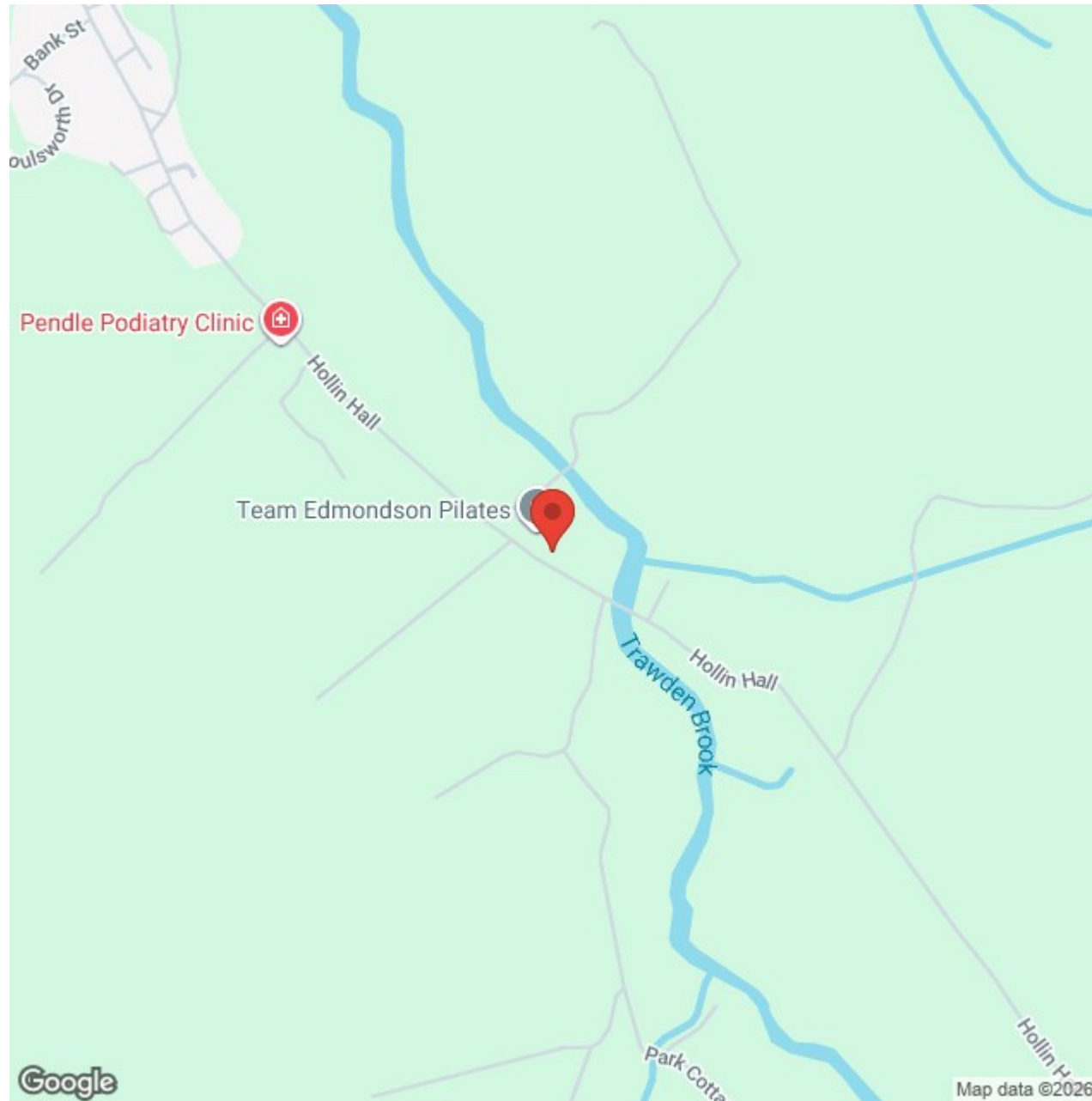
- Townhouse • Four Bedrooms • Two En-Suites  
• & Family Bathroom • Two Separate  
W.C's • Kitchen Diner

Situated in a popular residential development, this modern three-storey townhouse offers spacious and versatile living across three floors.

The property features four well-proportioned bedrooms, including two with en-suite shower rooms, a family bathroom, and two additional WCs, making it ideal for family life or those needing flexible space. You will also find a welcoming living room, generous dining kitchen perfect for entertaining, a practical utility room, and access to a side garden. To the rear of the property are two designated parking spaces, ensuring convenience for residents and visitors alike. Early viewings are advised.











## Lancashire

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### LOWER GROUND FLOOR

On the lower ground floor there is wood effect flooring, 1x modern radiator, smoke detector, storage cupboard, storage cupboard, staircase to the ground floor, under stairs storage cupboard and composite door to the rear elevation.

### W.C

Comprising of: tiled flooring, tiled splash back, push button w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, air extraction fan and uPVC double glazed frosted window to the rear elevation.

### KITCHEN DINER 9'9" x 25'7" (2.98m x 7.82m )

A stunning fitted kitchen diner having wood effect flooring, fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, integrated Bosch double oven / grill, Bosch 4 ring induction hob with extractor fan above, integrated dishwasher, 60 / 40 fridge/freezer, space for a dining table and chairs, wall mounted modern anthracite radiator, smoke detector and uPVC double glazed panelled window to the front and rear elevation.

### UTILITY ROOM 6'11" x 6'3" (2.11m x 1.91m )

A useful utility room having fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, air extraction fan and MAIN combi boiler.

### GROUND FLOOR

On the ground floor there is 1x central heating radiator, smoke detector, storage cupboard, staircases leading to both the lower ground floor and first floor and composite door to the front elevation.

### LIVING ROOM 17'4" x 11'5" (5.30m x 3.49m )

A family sized living room with space for settees, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### BEDROOM ONE 10'3" x 10'5" (3.14m x 3.19m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, door to en suite and uPVC double glazed window to the front elevation.

### EN-SUITE

A three piece en-suite shower room comprising of: tiled flooring, part tiled walls, shower cubicle, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack and an air extraction fan.

### GROUND FLOOR W.C

Comprising of: tiled flooring, tiled splash back, pedestal sink with chrome mixer tap, push button w.c, 1x central heating radiator and an air extraction fan.

### FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, storage cupboard and smoke detector.

### BEDROOM TWO 10'3" x 11'7" (3.14m x 3.55m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, door to en-suite and uPVC double glazed window to the rear elevation.

### EN-SUITE

A three piece en-suite shower room comprising of: shower cubicle, tiled flooring, tiled splash back, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack and an air extraction fan.

### BEDROOM THREE 10'6" x 10'5" (3.21m x 3.18m )

Yet again a bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### BEDROOM FOUR 6'9" x 7'10" (2.06m x 2.41m )

A well proportioned bedroom with space for a wardrobe / drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### BATHROOM

A beautifully presented three bedroom bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, shower over and glass shower screen, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack, air extraction fan and uPVC double glazed frosted window to the front elevation.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/floats-mill-tden>

### PROPERTY DETAILS

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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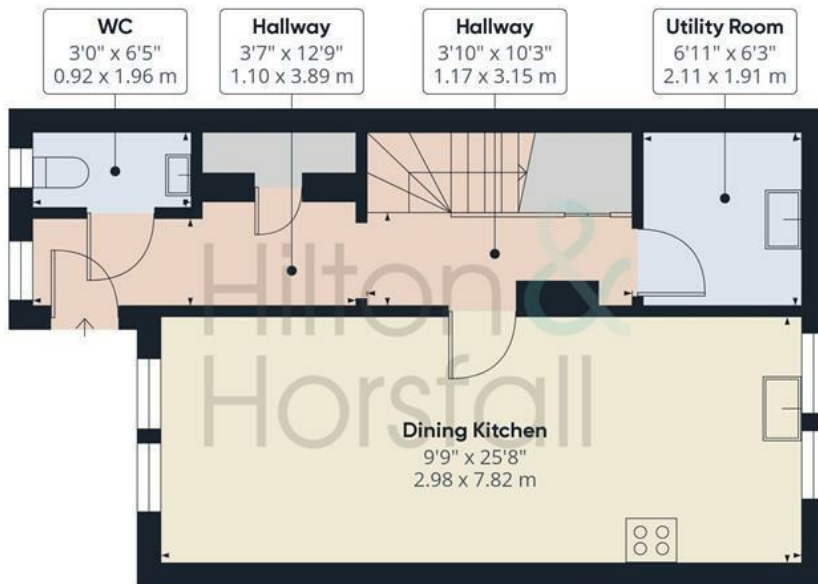


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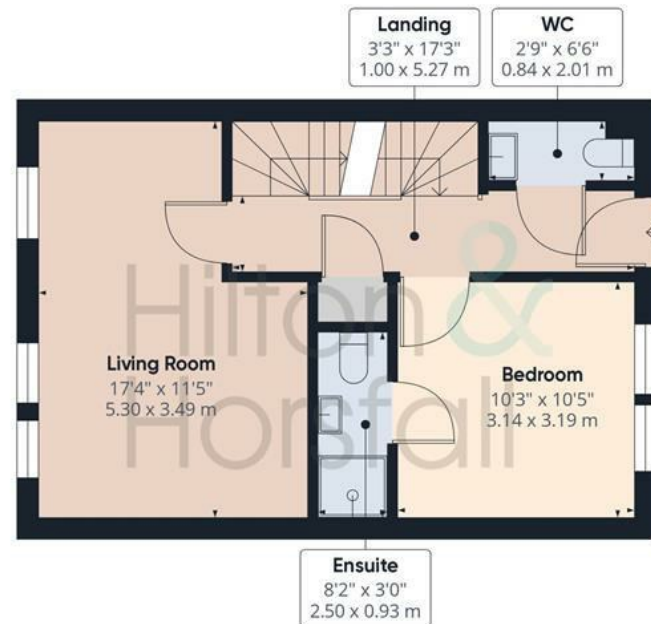
## OUTSIDE

To the side elevation is an enclosed garden and to the rear you will find two designated car parking spaces.





Ground Floor



Floor 1



Floor 2

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

1243.02 ft<sup>2</sup>

115.48 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.





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Horsfall

Road

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

ESTATE AGENT  
IN COLNE & NELSON  
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01282 560024](tel:01282560024)

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01200 435667](tel:01200435667)