





Hilton &  
Horsfall

BB18 6SY

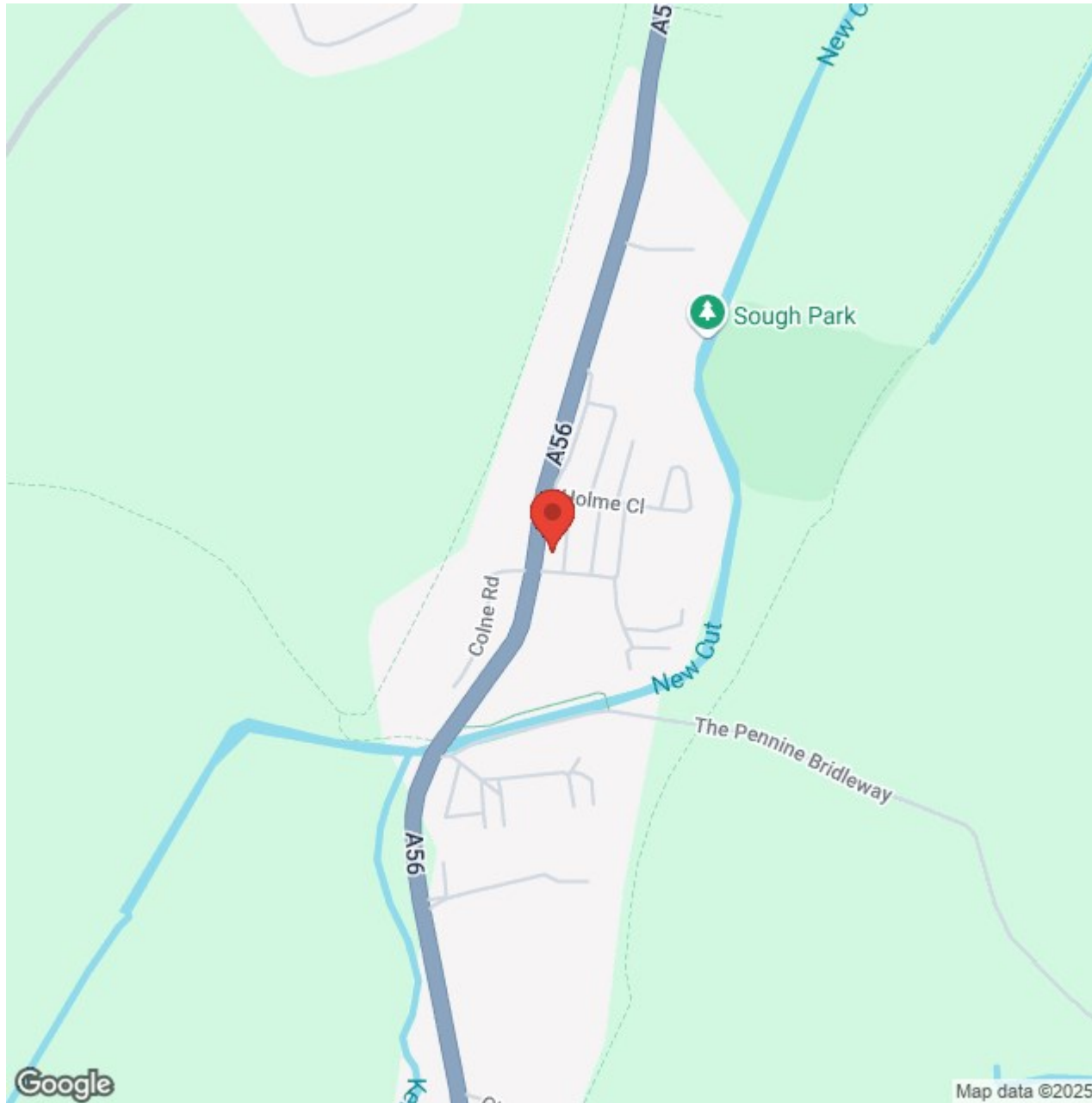
## Colne Road, Sough

### Offers In The Region Of £174,950

- Mid Bay Fronted Terrace
- Two Reception Rooms
- Three Bedrooms
- Rear Yard

An opportunity to acquire this bay-fronted three bedroomed property, located in the popular hamlet of Sough. This property has been renovated to and has recently been re-roofed. Affording many noteworthy features and briefly comprising of: a spacious living room, a dining room, a cloakroom and a contemporary kitchen. On the first floor you will find three well proportioned bedrooms and a modern three piece family bathroom. Externally to the front there is a small gated forecourt. To the rear elevation there is a large flagged yard with ample space for garden furniture. This is one not to be missed. Early viewings are advised to avoid disappointment. Perfect for first time buyers or a small family. Freehold. Council Tax Band 'B'.







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## Lancashire

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### GROUND FLOOR

With a uPVC front door leading into:

#### ENTRANCE HALLWAY

With 1x radiator and under stairs storage.

#### LIVING ROOM 11'9" x 12'7" (3.59m x 3.86m)

A spacious family room with a bay fronted window, 1x radiator, a feature fireplace, a TV point and inbuilt alcove storage units.

#### DINING ROOM 15'2" x 10'11" (4.64m x 3.34m)

A large dining room with wood effect flooring, a ceiling rose, a radiator, inbuilt alcove storage units and a stone archway leading through to the kitchen.

#### KITCHEN 11'3" x 5'10" (3.43m x 1.79m)

Having a modern range of fitted base and wall units, an inset sink with a chrome mixer tap, an integrated electric oven and a 4-ring gas hob, integrated appliances, plumbing for a washing machine, a uPVC door leading out to the yard and 1x uPVC window to the rear elevation.

#### CLOAK ROOM / WC

A useful space housing a ground floor W.C. and having subway style tiled walls.

#### FIRST FLOOR / LANDING

With access to the loft and a smoke detector.

#### BEDROOM ONE 15'2" x 10'9" (4.63m x 3.30m)

A room of double proportions with 1x radiator, a television point, inbuilt wardrobe storage and a uPVC double glazed window to the rear elevation.

#### BEDROOM TWO 11'8" x 9'11" (3.58m x 3.04m)

Another room of double proportions with 1x radiator, a television point, inbuilt storage and a uPVC double glazed window to the front elevation.

#### BEDROOM THREE 8'7" x 7'3" (2.62m x 2.23m)

A well proportioned room with 1x radiator and a uPVC double glazed window to the front elevation.

#### BATHROOM 8'2" x 5'10" (2.50m x 1.79m)

A modern 3-piece bathroom comprising of: a panelled bath with over head shower, a vanity sink with a chrome mixer tap, a w.c, recessed spot lights, part tiled walls, a storage cupboard and a uPVC double glazed frosted glass window to the rear elevation.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/colne-rd-sough>

#### EXTERNALLY

Externally to the front there is a small gated forecourt. To the rear elevation there is a large flagged yard with ample space for garden furniture

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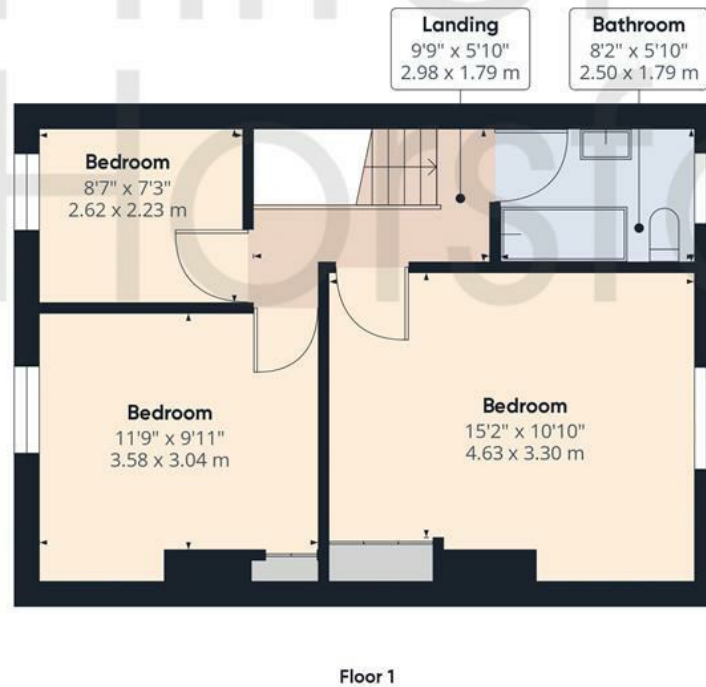
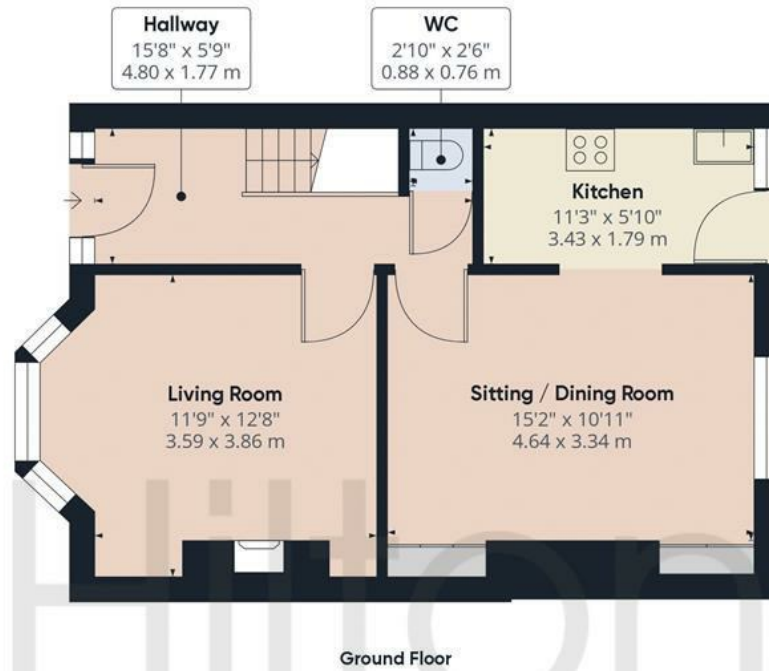
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## OUTSIDE

Externally to the front there is a small gated forecourt. To the rear elevation there is a large flagged yard with ample space for garden furniture





Approximate total area<sup>(1)</sup>  
972.32 ft<sup>2</sup>  
90.33 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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# Hilton & Horsfall

... Road

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

...rsfall.co.uk

...01282...60024

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