





Hilton &  
Horsfall

BB8 7GN

## Towler Drive, Colne

### Offers In The Region Of £219,950

- Modern Family Home • German Fitted Kitchen • Three Bedrooms • Contemporary Bathroom • Ground Floor WC • Off Road Parking • Rear Garden & Patio

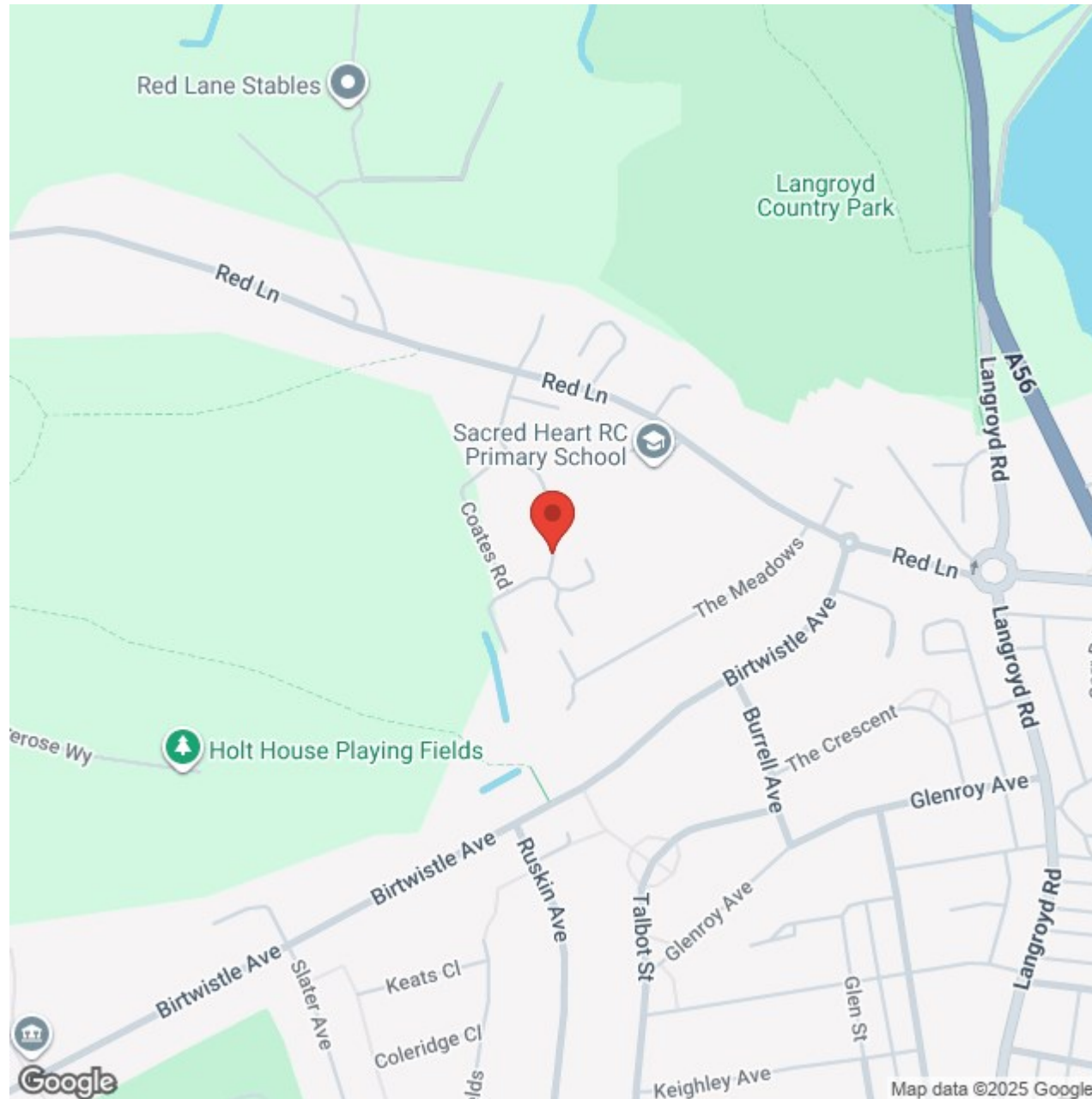
Situated in a sought-after residential area, this beautifully presented three-bedroom home offers modern living with a stylish and practical design. The property features a spacious living room, a sleek dining kitchen with integrated appliances, and patio doors leading to the enclosed rear garden, perfect for entertaining. A ground floor WC adds extra convenience, while off-road parking at the front enhances practicality.

Upstairs, the home boasts three well-proportioned bedrooms and a contemporary family bathroom. The rear garden provides a private outdoor space, ideal for relaxation. With excellent transport links, local amenities, and scenic countryside nearby, this home is perfect for first-time buyers, families, or professionals looking for a modern and comfortable living environment.













## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 14'2" x 14'6" (4.32m x 4.44m)

The living room is a bright and welcoming space, perfect for relaxing or entertaining. A large front-facing window fills the room with natural light, while neutral décor and plush carpeting create a cosy yet modern feel. The stylish staircase adds character, making this an inviting hub of the home.

#### DINING KITCHEN 13'1" x 11'1" (3.99m x 3.39m)

The kitchen is a stylish and functional space, fitted with a range of modern wall and base units complemented by contrasting worktops. It features a Siemens oven/grill, a Siemens 4-ring induction hob with an extractor fan, and an integrated 60/40 fridge freezer. The inset sink with a chrome mixer tap adds to the sleek design, while recessed LED spotlights and wood-effect flooring enhance the contemporary feel. With space for a dining table and uPVC patio doors opening to the rear garden, this is a perfect area for cooking, dining, and entertaining.

#### GROUND FLOOR WC 5'5" x 2'11" (1.66m x 0.91m)

A useful ground floor w.c comprising of: wood effect flooring,

part tiled walls, Villeroy & Boch push button w.c, wall mounted floating vanity sink, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 14'7" x 8'5" (4.45m x 2.57m)

Located at the rear of the house, this double room offers a bright and comfortable space with views over the garden. It features a large window, central heating radiator, and ample space for bedroom furniture.

#### BEDROOM TWO 12'4" x 8'3" (3.78m x 2.54m)

Located at the front of the house, this second bedroom benefits from a large window that fills the space with natural light. It includes a central heating radiator and offers ample space for wardrobe storage, making it a practical and comfortable room.

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

Located at the rear of the house, this third bedroom is a versatile space that can be used as a bedroom, home office, or study. A large window provides plenty of natural light, while a central heating radiator ensures year-round comfort.

#### BATHROOM 6'2" x 5'10" (1.90m x 1.78m)

The bathroom is finished to a high standard, featuring a modern three-piece suite comprising a panelled bath with an overhead shower, a washbasin with storage, and a low-level WC. Stylish wall tiling, a heated towel rail, and a frosted window complete the space, offering both practicality and a contemporary feel.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/towlerdrive-colne>

### EXTERNALLY

The property is positioned in a sought-after residential development, offering a blend of modern living and convenience. Externally, it benefits from off-road parking to the front and an enclosed rear garden, providing a private outdoor space ideal for relaxation or entertaining. Located

in Colne, the home is within easy reach of local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for families and professionals alike.

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### 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

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Ground Floor



Floor 1

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

762.28 ft<sup>2</sup>

70.82 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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