



Hilton &
Horsfall

BB8 9BD

Spring Lane, Colne

Offers In The Region Of £124,950

- Terraced
- Cellar
- Two Bedrooms
- Attic Room
- Enclosed Rear Yard

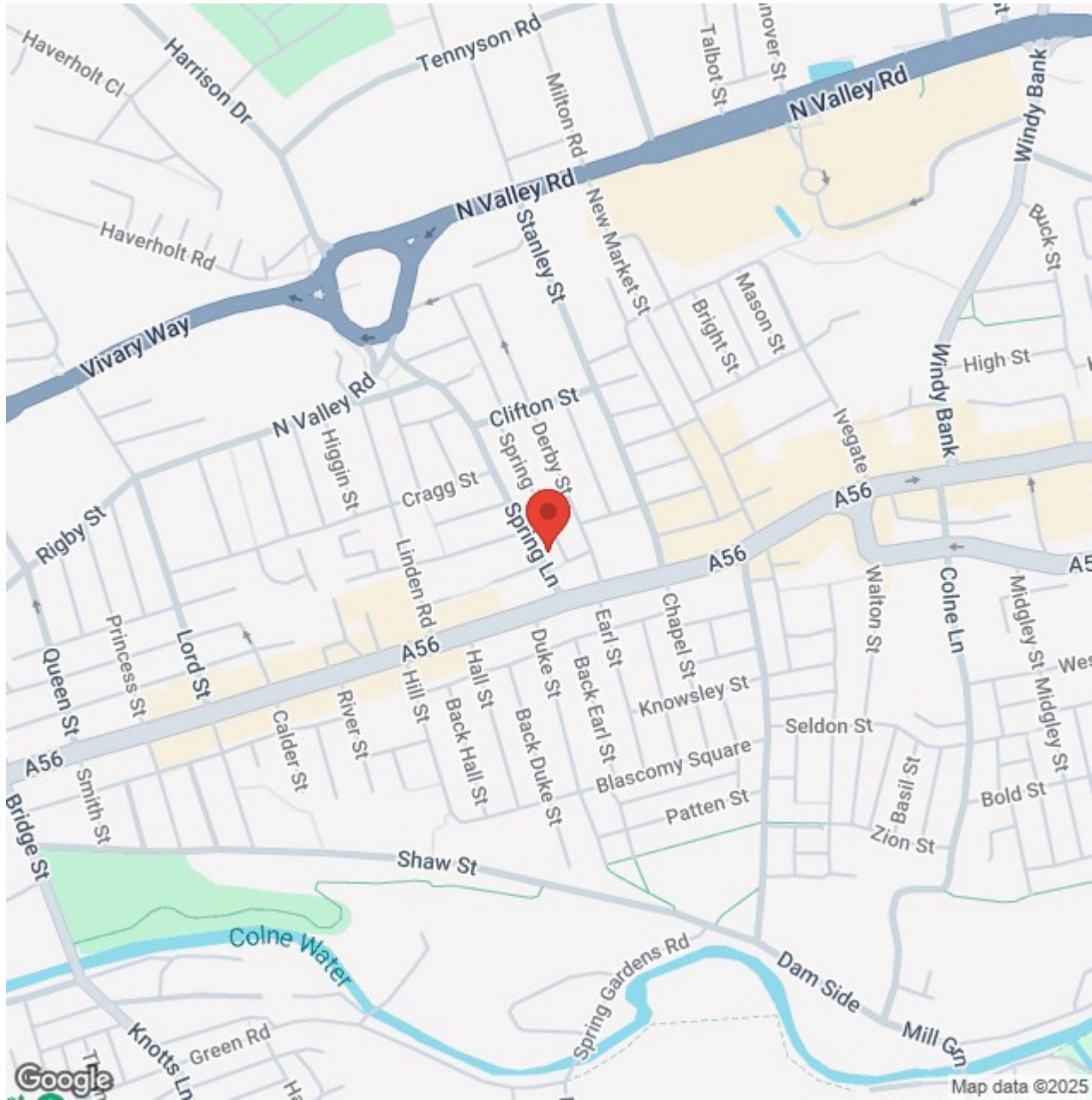
Nestled in the charming area of Spring Lane, Colne, this delightful cottage offers a perfect blend of character and modern living. Located conveniently close by to local amenities, schools and transport links. Spanning an impressive 1,033 square feet, the property features a cosy reception room, kitchen diner, cellar, two well proportioned bedrooms, a modern three piece bathroom suite and a spacious attic room. With its quaint exterior and well-appointed interiors, this cottage is a true gem in Colne. It presents an excellent opportunity for anyone looking to embrace a tranquil lifestyle while still being within reach of local amenities and transport links. Do not miss the chance to make this charming property your new home.

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Lancashire

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LOWER GROUND FLOOR

On the lower ground floor there is:

CELLAR ROOM 9'8" x 9'5" (2.97m x 2.89m)

Space for settees, television point, 1x central heating radiator and recessed LED spotlights.

STORAGE 5'11" x 3'8" (1.81m x 1.14m)

Having ample space for storage and a tumble dryer.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 13'3" x 13'1" (4.05m x 4.00m)

A family sized living room with space for settees, wall feature fireplace with electric fire set within, television point, 1x central heating radiator, staircase to the first floor / landing, open archway through to the dining kitchen and uPVC double glazed window and composite door to the front elevation.

KITCHEN DINER 13'1" x 12'7" (4.01m x 3.86m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, Bush 4 ring induction hob with

extractor fan above, integrated oven / grill, space for a freestanding fridge / freezer, plumbing for a washing machine, space for a dining table and chairs, 1x central heating radiator, doors to access the cellar, uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 10'3" x 13'2" (3.14m x 4.03m)

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

BEDROOM TWO 9'10" x 8'2" (3.01m x 2.50m)

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

BATHROOM

A modern three piece bathroom suite comprising of: panelled bathtub with chrome mixer tap, rainfall shower head and glass shower screen, sink in vanity unit with chrome mixer tap, push button w.c, heated chrome towel rack, airing cupboard housing Baxi boiler and uPVC double glazed frosted window to the rear elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

ATTIC ROOM 16'5" x 13'1" (5.01m x 3.99m)

A room of double proportions with space for a wardrobe and drawers, smoke detector, storage into the eaves and a velux window.

EXTERNALLY

Externally to the rear elevation you will find a decked patio area with space for garden furniture, outside lighting and shrubs.

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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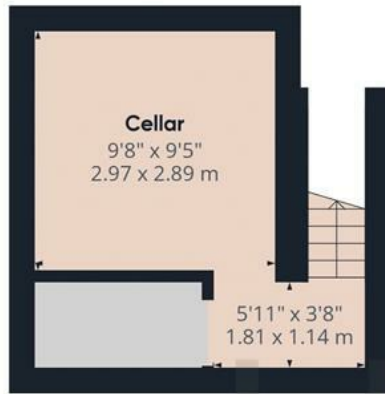
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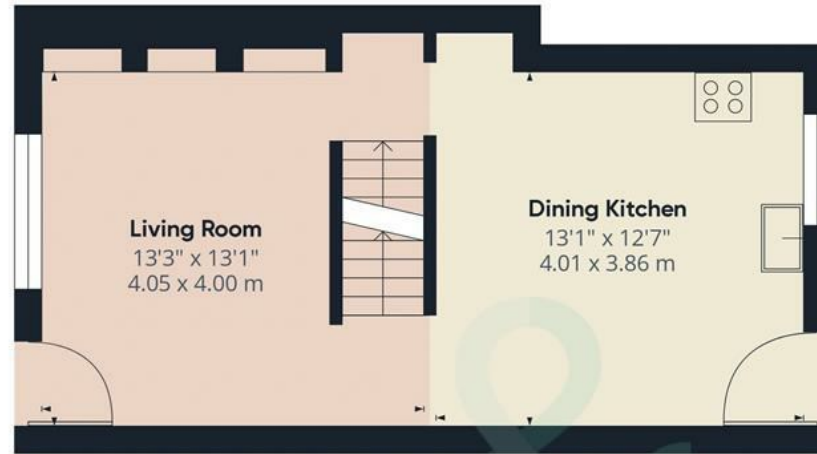
OUTSIDE

Externally to the rear elevation you will find a decked patio area with space for garden furniture, outside lighting and shrubs.

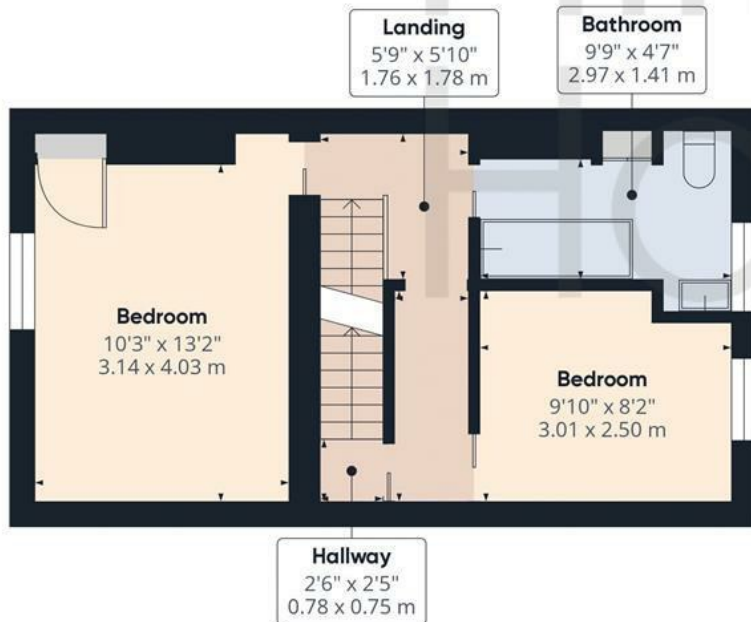




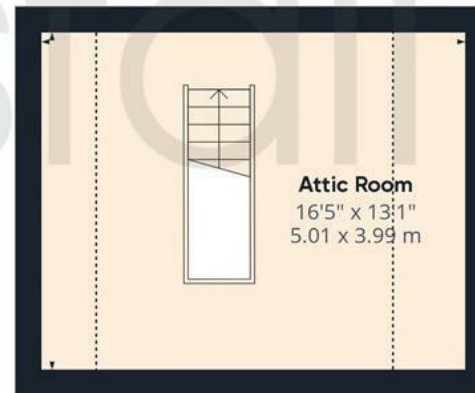
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1033.45 ft²
96.01 m²

Reduced headroom

62.05 ft²
5.76 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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