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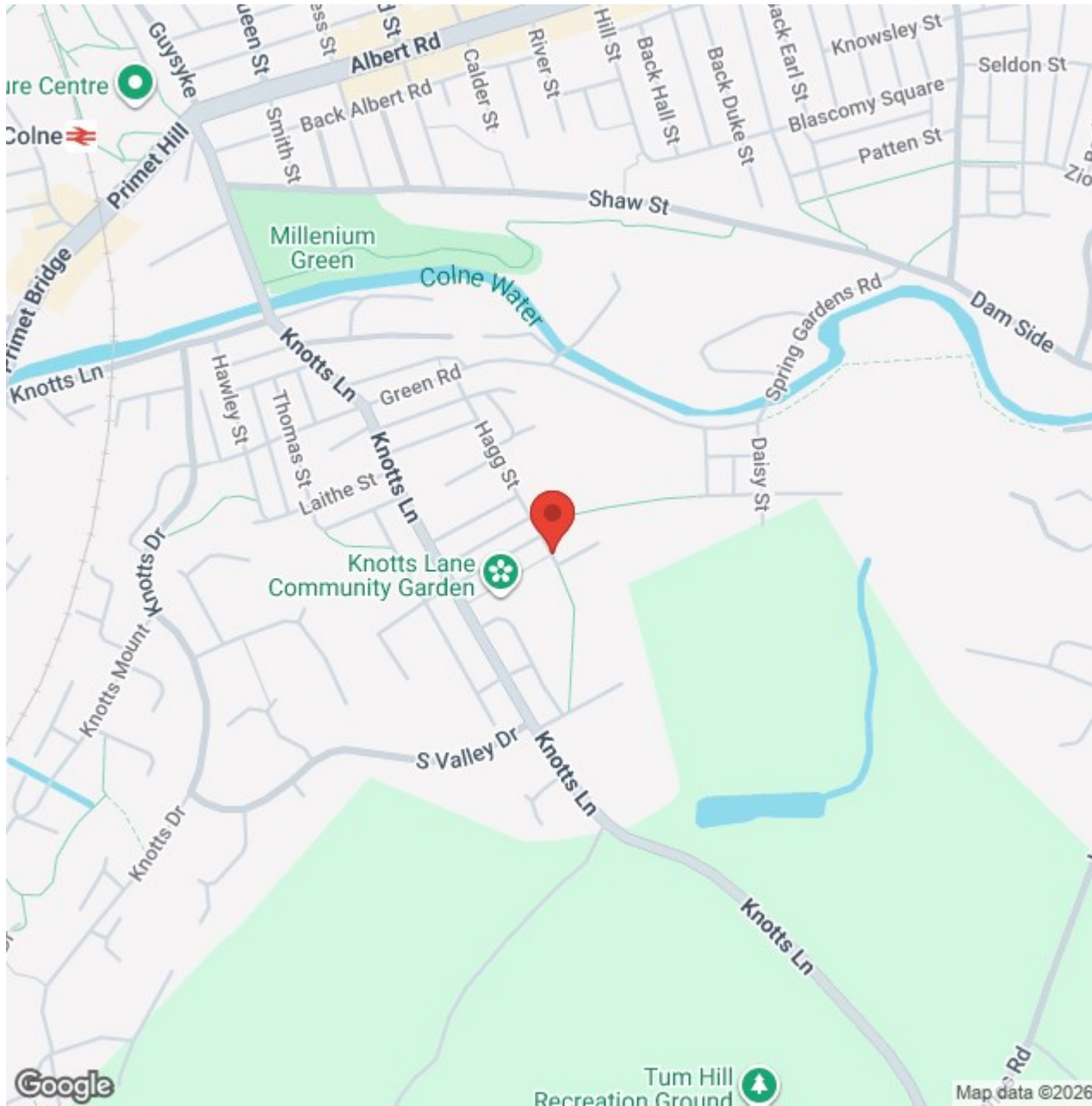
Paddock Top Mews, Colne

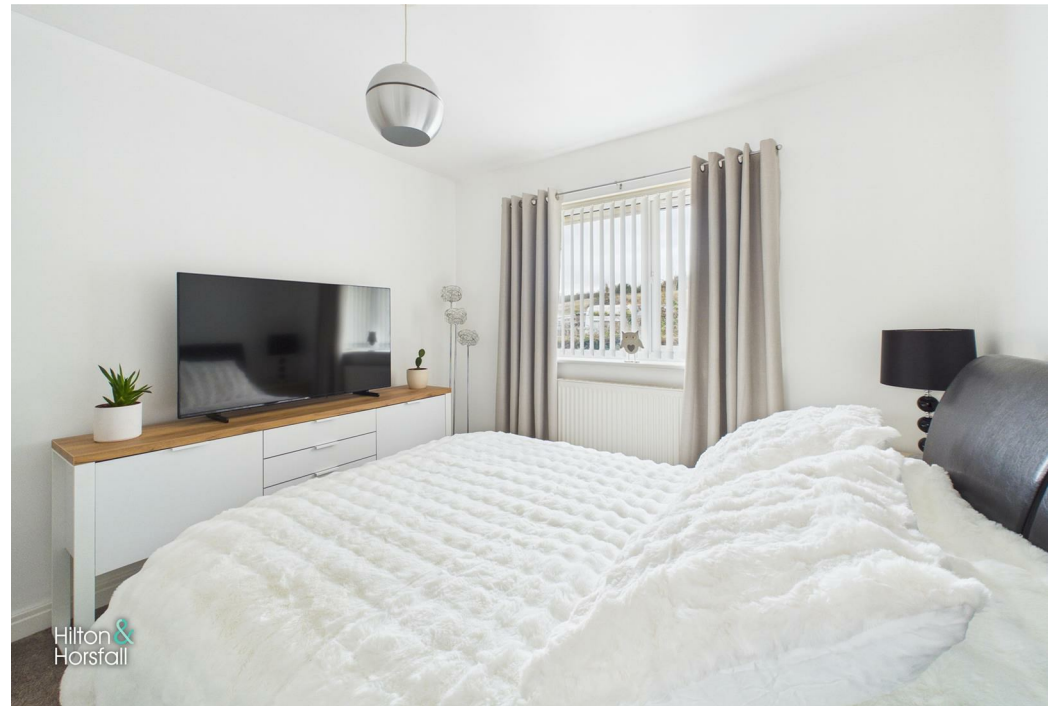
Offers In The Region Of £105,000

- First floor apartment
- Two well proportioned bedrooms
- Spacious open plan living room / kitchen
- Breakfast bar within the kitchen area
- Three piece bathroom suite
- Secure gated parking available

A well presented two bedroom first floor apartment located within the popular Paddock Top Mews development on the outskirts of Colne. Offering spacious and well maintained accommodation throughout, the property briefly comprises an entrance hallway, a generous open plan living room and kitchen with breakfast bar, two well proportioned bedrooms and a three piece bathroom suite. The living space benefits from French doors opening to a Juliet style balcony allowing plenty of natural light to fill the room. Externally the apartment sits within attractive communal grounds and benefits from secure gated parking for residents. Positioned conveniently for access to Colne town centre, local amenities and the M65 motorway network, this property would make an ideal purchase for first time buyers, downsizers or investors alike.







Lancashire

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ENTRANCE

With a staircase leading to the first floor.

FIRST FLOOR

LIVING ROOM / KITCHEN 15'6" x 21'4" (4.74m x 6.51m)

A spacious and well presented open plan living area providing ample space for both lounge and dining furniture, creating an ideal environment for relaxing and entertaining. The room benefits from French doors opening to a Juliet style balcony allowing plenty of natural light to flow through the space while enjoying pleasant elevated outlooks. The kitchen area is fitted with a range of matching wall and base units with contrasting working surfaces, incorporating a stainless steel sink with mixer tap, integrated oven with four ring gas hob and extractor hood over, tiled splashbacks and space for appliances. A breakfast bar provides a practical dining area while maintaining the open plan feel of the room.

BEDROOM ONE 10'8" x 10'1" (3.27m x 3.09m)

A well proportioned double bedroom offering ample space for freestanding furniture. The room benefits from a window allowing plenty of natural light and enjoys pleasant

elevated outlooks. Finished with neutral décor and carpeted flooring, creating a comfortable and relaxing space.

BEDROOM TWO 10'9" x 7'4" (3.30m x 2.25m)

A well presented second bedroom with a window allowing plenty of natural light. This versatile room could be used as a guest bedroom, dressing room or home office and benefits from useful built-in storage.

BATHROOM 7'1" x 4'9" (2.16m x 1.46m)

Fitted with a three piece bathroom suite comprising a panelled bath with shower over and glass shower screen, pedestal wash basin and low level WC. The room is fully tiled to the walls with decorative border tiling and benefits from a wall mounted mirrored cabinet.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/paddock-top-mews>

LOCATION

Situated within the popular and well maintained development of Paddock Top Mews, this property occupies a convenient position on the outskirts of Colne. The location offers excellent access to a range of local amenities including shops, supermarkets, cafes and restaurants within Colne town centre. For commuters, the property benefits from easy access to the M65 motorway network providing direct links through East Lancashire towards Burnley, Blackburn and Preston. Scenic countryside walks and open green spaces are also close by, making this an ideal setting for those who enjoy both convenience and the outdoors.

PROPERTY DETAIL

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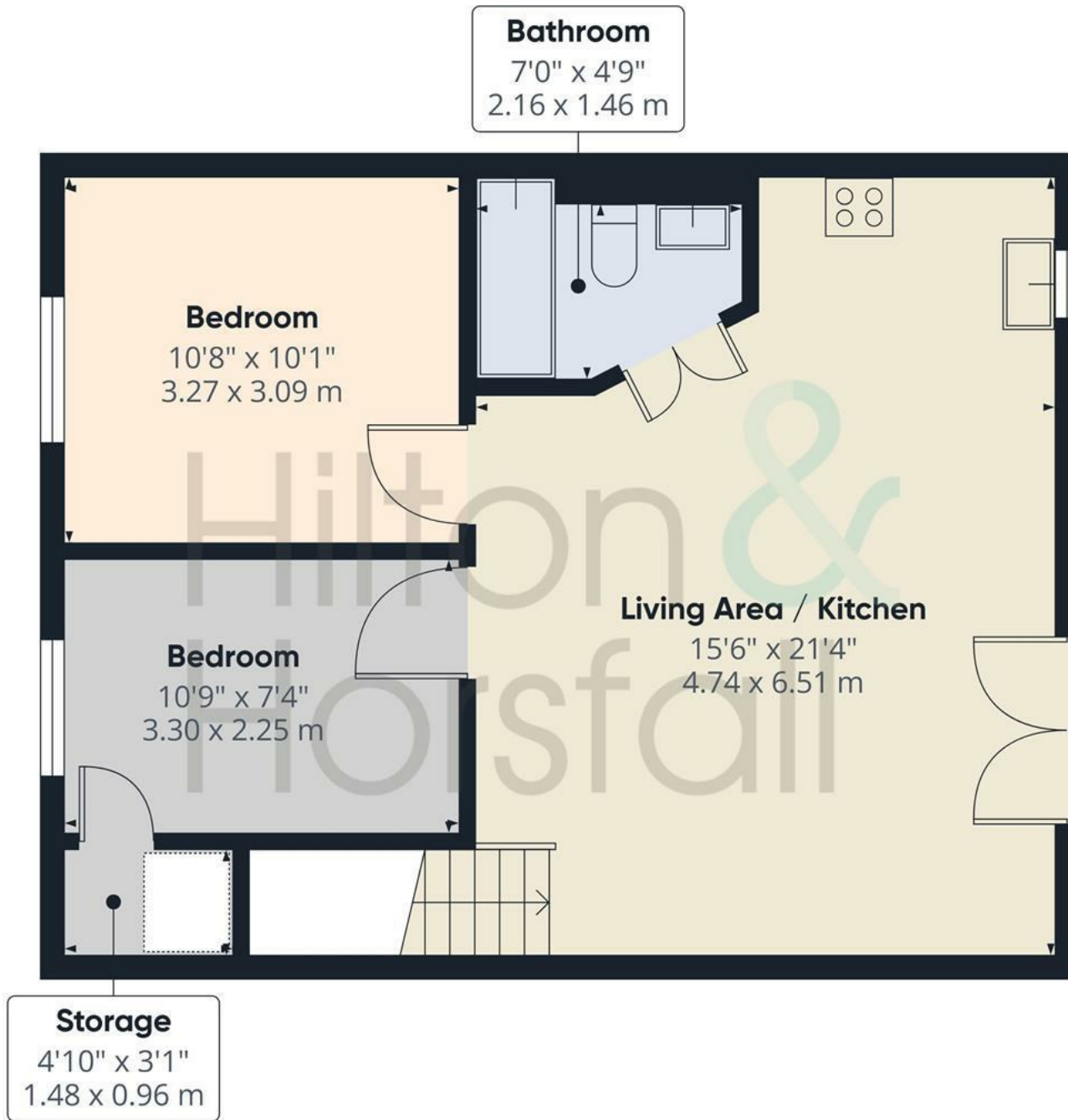
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OUTSIDE

Externally the property is situated within a well maintained development with attractive stone elevations and landscaped communal areas. The apartment benefits from secure gated parking providing allocated parking for residents along with additional visitor parking. Access pathways lead through the communal grounds creating a pleasant approach to the building.





Approximate total area⁽¹⁾

517 ft²
48 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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