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BB8 9QQ

Alkincoats Road, Colne
Offers In The Region Of £220,000

• End bay-fronted terrace • Three bedrooms plus substantial attic room • Two separate reception rooms • Spacious bathroom with freestanding bath and separate shower • Utility and useful additional storage • Enclosed paved rear yard • Close to Alkincoats Park

Occupying a convenient position on Alkincoats Road in Colne, close to Alkincoats Park, this end bay-fronted terrace provides generous accommodation arranged over three floors, with three bedrooms, two reception rooms and a substantial attic room. An entrance vestibule opens into a long hallway, leading to the principal ground-floor rooms. To the front is a well-proportioned bay-fronted living room with decorative cornicing, wood-effect flooring and a feature fireplace, while the separate dining room offers a further spacious reception area with windows to two elevations, decorative cornicing and a fireplace with inset stove. Positioned to the rear, the kitchen is fitted with a range of wall and base units, complementary work surfaces, sink unit, gas hob with extractor above and built-in oven, together with a breakfast bar providing useful casual seating. Beyond the kitchen is access towards the rear yard, where the utility room provides a sink and plumbing for a washing machine, with a further adjoining storage area. The first floor is arranged around a landing serving three bedrooms and the bathroom. Bedroom one is a generous double room with ample space for freestanding furniture, bedroom two is another well-proportioned bedroom, while bedroom three provides a useful single bedroom. The spacious bathroom is fitted with a freestanding roll-top bath, separate glazed shower enclosure, pedestal wash basin and WC. A further staircase rises to the second floor, where the substantial attic room offers versatile additional space with sloping ceilings, exposed structural timbers, wood-effect flooring, a rooflight and useful eaves storage. Externally, the property has an enclosed paved rear yard with gated access. The combination of generous room sizes, two separate reception rooms, three bedrooms and the additional attic room creates flexible accommodation suited to a variety of buyers.

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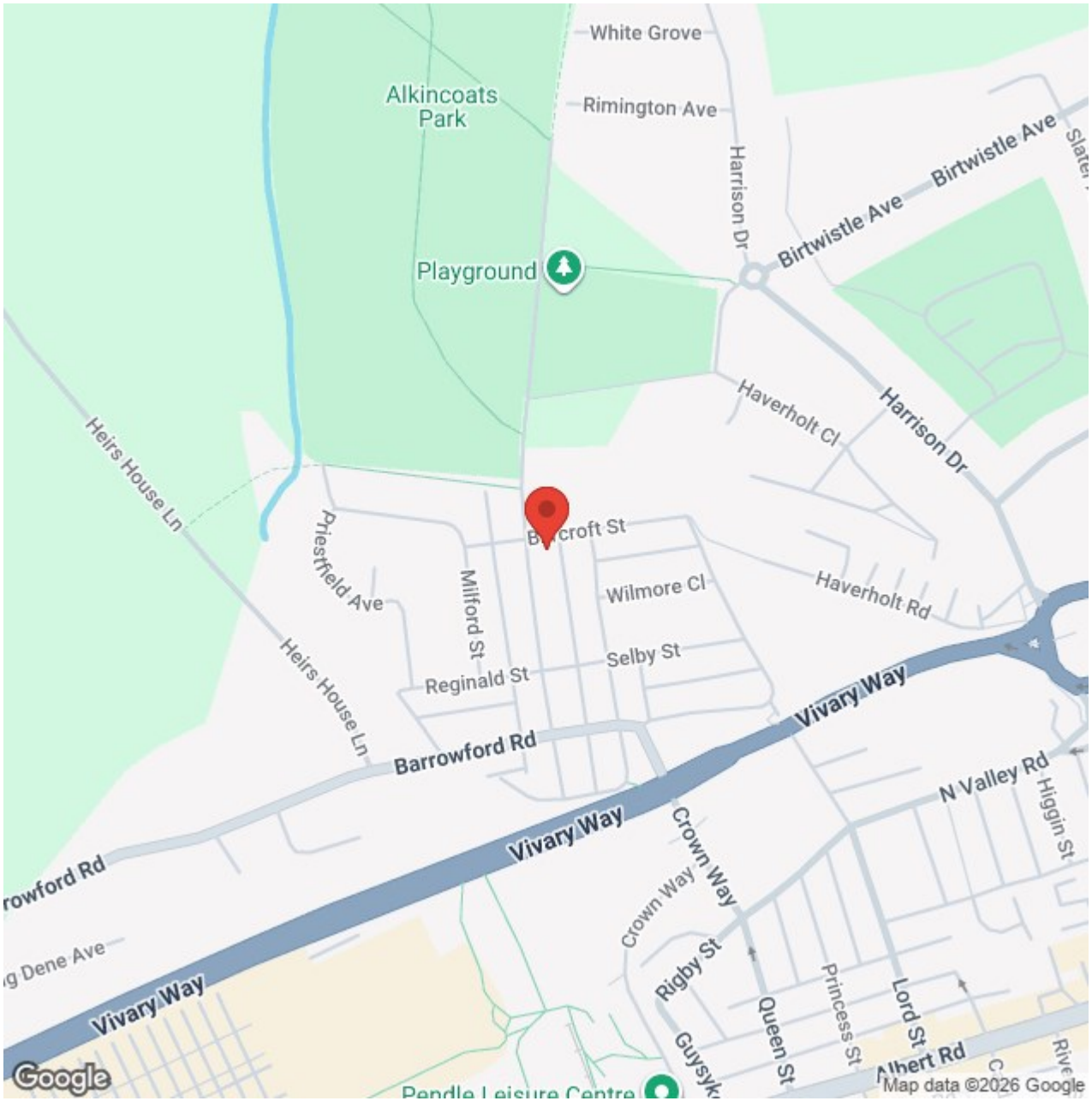
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Alkincoats Park
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Harrison Dr
Birtwistle Ave
Birtwistle Ave
Playground
Haverholt Cl
Harrison Dr
Heirs House Ln
Priestfield Ave
Milford St
Wilmore Cl
Haverholt Rd
Selby St
Reginald St
Heirs House Ln
Barrowford Rd
Vivary Way
Vivary Way
Vivary Way
N Valley Rd
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Crown Way
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Your Skeleton


SWIFTIE



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Lancashire

Occupying a convenient position on Alkincoats Road in Colne, close to Alkincoats Park, this end bay-fronted terrace provides generous accommodation arranged over three floors, with three bedrooms, two reception rooms and a substantial attic room. An entrance vestibule opens into a long hallway, leading to the principal ground-floor rooms. To the front is a well-proportioned bay-fronted living room with decorative cornicing, wood-effect flooring and a feature fireplace, while the separate dining room offers a further spacious reception area with windows to two elevations, decorative cornicing and a fireplace with inset stove. Positioned to the rear, the kitchen is fitted with a range of wall and base units, complementary work surfaces, sink unit, gas hob with extractor above and built-in oven, together with a breakfast bar providing useful casual seating. Beyond the kitchen is access towards the rear yard, where the utility room provides a sink and plumbing for a washing machine, with a further adjoining storage area. The first floor is arranged around a landing serving three bedrooms and the bathroom. Bedroom one is a generous double room with ample space for freestanding furniture, bedroom two is another well-proportioned bedroom, while bedroom three provides a useful single bedroom. The spacious bathroom is fitted with a freestanding roll-top bath, separate glazed shower enclosure, pedestal wash basin and WC. A further staircase rises to the second floor, where the substantial attic room offers versatile additional space with sloping ceilings, exposed structural timbers, wood-effect flooring, a rooflight and useful eaves storage. Externally, the property has an enclosed paved rear yard with gated access. The combination of generous room sizes, two separate reception rooms, three bedrooms and the additional attic room creates flexible accommodation suited to a variety of buyers.

GROUND FLOOR

ENTRANCE VESTIBULE
Entrance vestibule with a front entrance door, patterned flooring and an internal door with decorative glazed panels opening into the hallway.

HALLWAY
A long hallway with patterned flooring, staircase rising to the first floor and access to the principal ground-floor rooms.

LIVING ROOM 12'9" x 12'6" (3.89m x 3.83m)
A well-proportioned bay-fronted reception room with decorative cornicing, wood-effect flooring and a feature fireplace forming the focal point of the room.

DINING ROOM 11'9" x 13'6" (3.59m x 4.14m)
A spacious second reception room with decorative cornicing, wood-effect flooring, windows to two elevations and a feature fireplace with inset stove.

KITCHEN 8'8" x 11'8" (2.66m x 3.57m)
Fitted with a range of wall and base units complemented by work surfaces, incorporating a sink unit, gas hob with extractor above and built-in oven. A breakfast bar provides useful casual seating, while there is further space for appliances and access through towards the rear utility area.

UTILITY 9'10" x 4'6" (3.00m x 1.39m)
Accessed from the rear yard, the utility room is fitted with a sink and provides plumbing for a washing machine.

STORAGE 3'2" x 5'1" (0.98m x 1.56m)
Useful storage area accessed from the rear utility section.

FIRST FLOOR / LANDING
First-floor landing providing access to the three bedrooms and bathroom, with a further staircase rising to the attic room.

BEDROOM ONE 12'10" x 12'4" (3.92m x 3.77m)
A generous double bedroom with wood-effect flooring, a large window providing good natural light and ample space for a range of freestanding bedroom furniture.

BEDROOM TWO 10'2" x 12'5" (3.11m x 3.81m)
A further well-proportioned bedroom with wood-effect flooring, a large window providing good natural light and ample space for bedroom furniture.

BEDROOM THREE 6'7" x 9'4" (2.01m x 2.86m)
A single bedroom with wood-effect flooring and a window providing natural light, with space for a bed and additional bedroom furniture.

BATHROOM 8'9" x 11'10" (2.68m x 3.62m)
A spacious bathroom fitted with a freestanding roll-top bath, separate glazed shower enclosure, pedestal wash basin and WC. Finished with recessed ceiling spotlights and a window providing natural light.

ATTIC ROOM 16'7" x 18'8" (5.07m x 5.71m)
A substantial attic room with sloping ceilings, exposed structural timbers, wood-effect flooring, rooflight and useful eaves storage.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/alkincoatsroadcolne

LOCATION
Positioned on Alkincoats Road in Colne, the property is particularly convenient for Alkincoats Park. The park provides a range of facilities including tennis courts, bowling greens, a children's play area, picnic areas, an outdoor gym and Pavilion Café, together with areas for walking and recreation. Colne itself provides a good range of shops, services and everyday amenities, with road and public transport connections to neighbouring towns throughout Pendle and East Lancashire.

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OUTSIDE

To the front is a paved approach to the property and its bay-fronted elevation. To the rear is an enclosed paved yard with gated access, providing access to the separate utility room and adjoining storage area.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1446 ft²

134.4 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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