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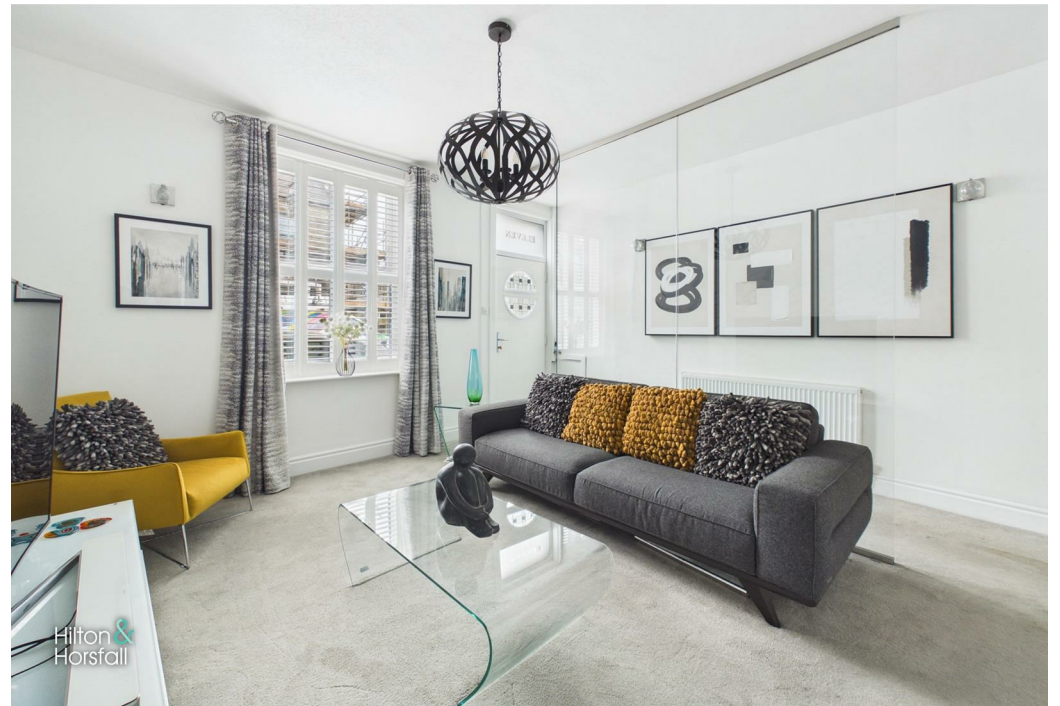
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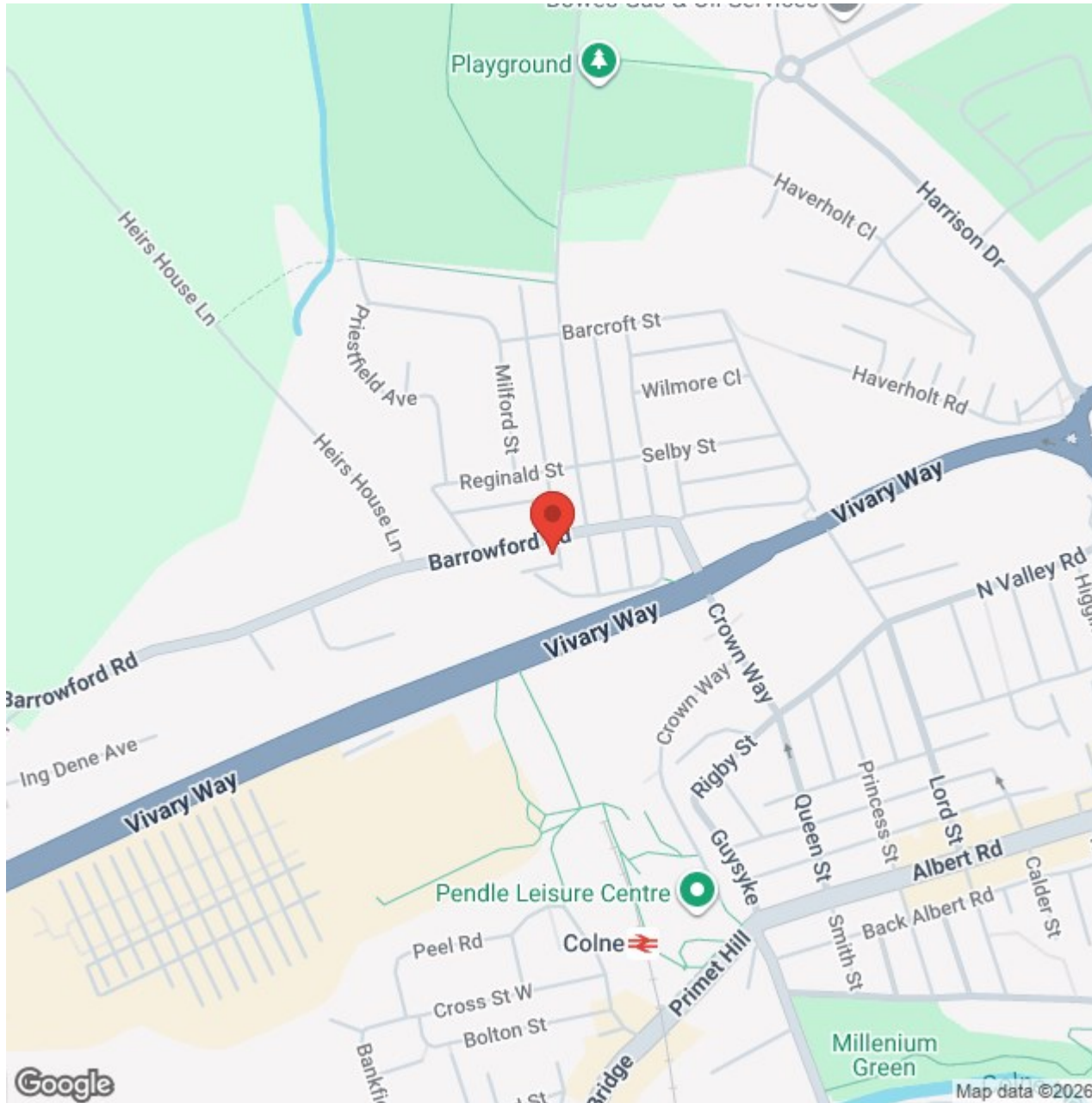
## Barrowford Road, Colne

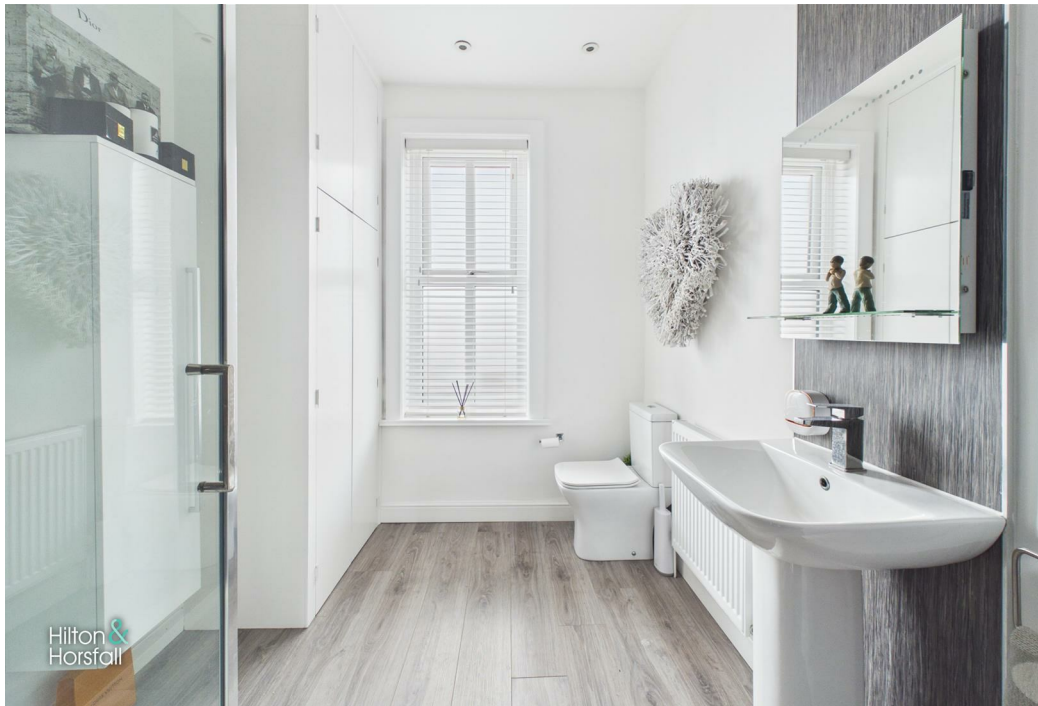
### Offers In The Region Of £169,950

- Fully Refurbished End-Terrace Home
- Two Well-Proportioned Bedrooms
- Stunning Glazed Entrance Hall Feature
- Modern Breakfast Kitchen & Utility / Storage Room
- Contemporary Shower Room
- Fantastic Private Sun Terrace / Entertaining Space

Occupying a desirable position within the ever-popular Alkincoates area of Colne, this stunning end-terrace home has been comprehensively refurbished throughout to an exceptional standard, creating a property that is ready for immediate occupation. Beautifully presented from top to bottom, the accommodation briefly comprises an entrance hall with a striking full-height glazed partition, a stylish living room, a contemporary breakfast kitchen, a useful utility/storage room, two well-proportioned bedrooms and a modern shower room. Externally, the property continues to impress with a fantastic enclosed rear sun terrace which provides the perfect space for outdoor entertaining, al fresco dining or simply relaxing during the warmer months. Conveniently located close to local amenities, excellent transport links, highly regarded schools and Alkincoates Park, this immaculate home would make an ideal purchase for first-time buyers, downsizers or anyone seeking a turnkey property in a sought-after residential location.







# Lancashire

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## GROUND FLOOR

### ENTRANCE HALL

A stunning introduction to the home, the entrance hall has been thoughtfully redesigned to create an immediate sense of style and space. A contemporary full-height glazed partition provides a striking visual feature, allowing natural light to flow through whilst offering an attractive outlook into the living room beyond. Finished in a modern colour scheme, the hallway provides access to the living room, breakfast kitchen and staircase leading to the first floor.

### LIVING ROOM 14'4" x 12'3" (4.37m x 3.75m)

A beautifully presented reception room finished to an exceptional standard throughout. This elegant living space features a large window to the front elevation, allowing for an abundance of natural light, whilst the bespoke full-height glazed partition creates a striking contemporary focal point and an attractive separation from the entrance hall. Further benefits include a feature textured wall, plush carpeting, modern décor and ample space for both lounge furniture and entertaining, making this a comfortable yet stylish room in which to relax and unwind.

### BREAKFAST KITCHEN 9'10" x 10'8" (3.00m x 3.26m)

A beautifully appointed breakfast kitchen fitted with a modern range of high-gloss wall and base units, complemented by contrasting work surfaces and contemporary splashbacks. The room incorporates a range of integrated appliances and provides ample space for informal dining, making it ideal for both everyday living and entertaining. A large rear-facing window fills the room with natural light, whilst a door provides access to the rear sun terrace. Internal doors lead through to a useful utility/storage room and back into the main living accommodation. Finished to an exceptional standard throughout, this stylish kitchen perfectly complements the quality found elsewhere in the home.

### UTILITY / STORAGE 6'5" x 3'6" (1.98m x 1.08m)

## FIRST FLOOR / LANDING

### BEDROOM ONE 11'10" x 16'6" (3.61m x 5.04m)

A superbly presented double bedroom positioned to the front of the property, offering generous proportions and an abundance of natural light through a large window. This stylish room is finished in neutral tones and benefits from plush carpeting, creating a calm and relaxing atmosphere. A range of fitted mirrored wardrobes provide excellent storage whilst enhancing the sense of space, making this an impressive principal bedroom that is ready for immediate occupation.

### BEDROOM TWO 15'5" x 7'7" (4.72m x 2.33m)

A well-proportioned second bedroom positioned to the rear of the property, offering a pleasant outlook and an abundance of natural light through a large window. The room is tastefully presented in neutral tones and benefits from fitted wardrobes providing useful storage solutions. Finished with plush carpeting and contemporary décor, this versatile room would make an excellent guest bedroom, child's room or home office depending on individual requirements.

### SHOWER ROOM 9'8" x 7'3" (2.97m x 2.22m)

A stunning contemporary shower room finished to an exceptional standard throughout. The room incorporates a large walk-in shower enclosure with glazed screen, a modern pedestal wash basin and a low-level WC. Complementing the suite are stylish wall finishes, a contemporary vertical radiator, recessed spotlights and useful built-in storage. A large window to the rear elevation allows for plenty of natural light, creating a bright and airy feel to this beautifully appointed room.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/barrowford-rd-colne>

## LOCATION

Situated within the highly sought-after Alkincoates area of Colne, this property enjoys a convenient position close to a wide range of local amenities. Colne town centre is within easy reach and offers an excellent selection of shops, cafés, bars and supermarkets, whilst nearby Alkincoates Park provides beautiful open green spaces, woodland walks and recreational facilities. Families are well served by a choice of reputable primary and secondary schools, and commuters benefit from excellent transport links including Colne railway station and easy access to the M65 motorway network. Combining convenience with a desirable residential setting, this location continues to prove popular with a wide range of buyers.

## PUBLISHING

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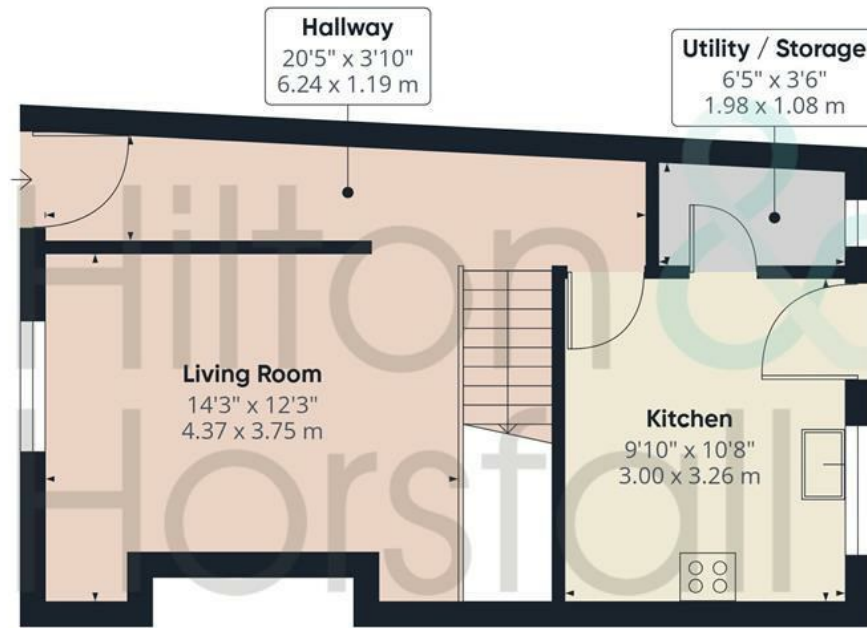
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## OUTSIDE

Occupying a prominent end-terrace position, this beautifully presented home boasts attractive stone elevations that have been thoughtfully enhanced as part of a comprehensive refurbishment programme. To the rear is a fantastic enclosed sun terrace which offers a high degree of privacy and provides the perfect setting for outdoor dining, entertaining and relaxation. Designed for ease of maintenance, the terrace features ample space for outdoor furniture, decorative planting and attractive walling, creating a real sun trap that can be enjoyed throughout the warmer months. A useful external store further complements the outdoor space.





Ground Floor



Floor 1



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

803 ft<sup>2</sup>

74.5 m<sup>2</sup>

(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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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024