



Hilton &
Horsfall

BB8 8LL

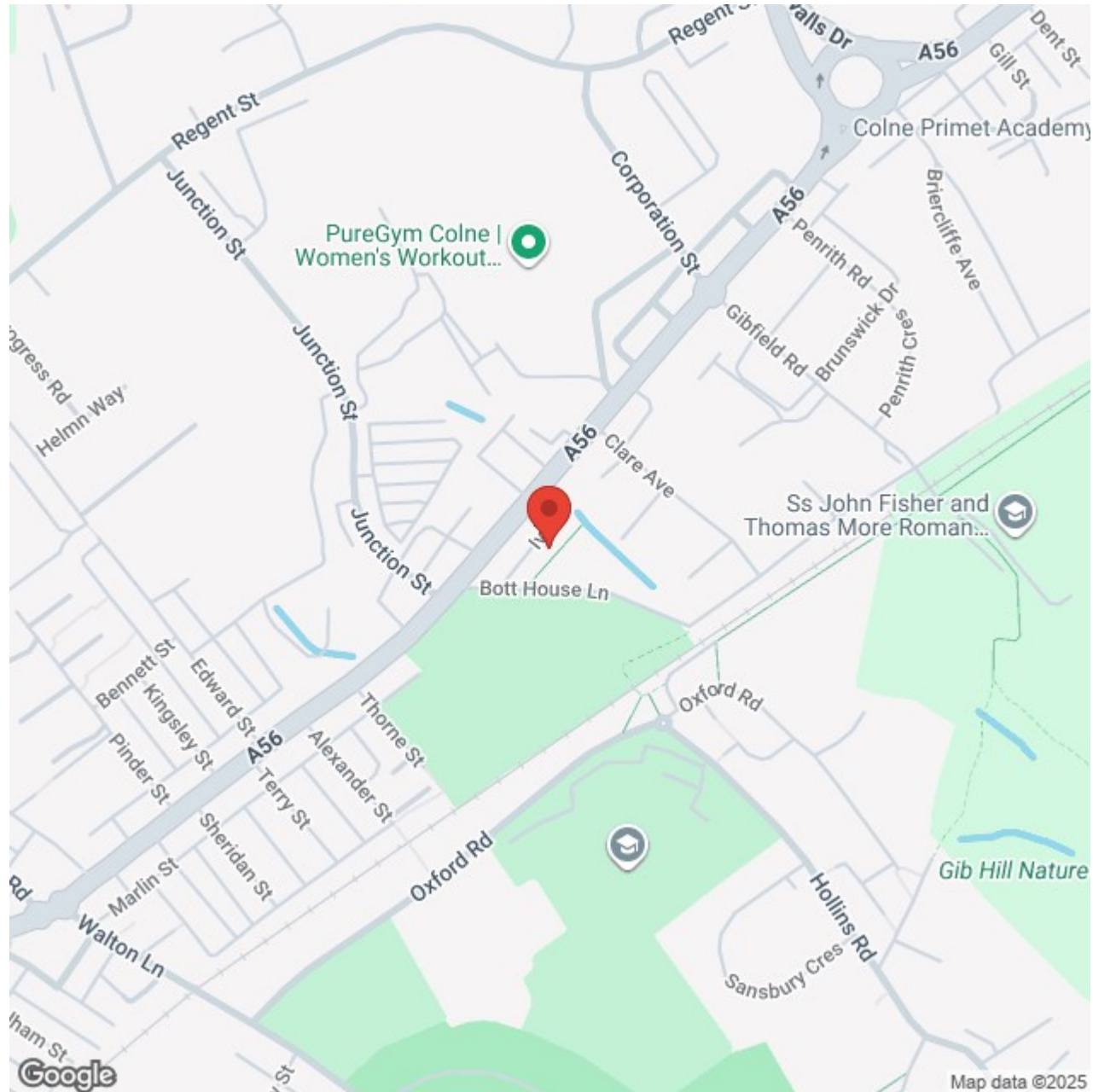
Ivy Street, Colne

Offers In The Region Of £144,950

- Garden • Two bedrooms • Attic room • Two reception rooms • Sought after area • Multi fuel stove

This beautifully presented two-bedroom terraced home is located in a popular and well-established area of Colne. Offering spacious and flexible accommodation across three floors, the property features two generous reception rooms, a modern kitchen, and a stylish house bathroom. In addition to the two double bedrooms, there is a fully converted attic room—ideal for use as a third bedroom, home office, or hobby space—making it perfect for first-time buyers, young families, or investors alike. Externally, the home benefits from a rare and generously sized enclosed garden to the front, providing an attractive and private outdoor space. To the rear is a well-kept yard, ideal for relaxing or entertaining. Conveniently situated close to local amenities, schools, and transport links, this charming and versatile property is ready to move into and offers excellent value in a sought-after location. Early viewing is highly recommended.







Lancashire

This beautifully presented two-bedroom terraced home is located in a popular and well-established area of Colne. Offering spacious and flexible accommodation across three floors, the property features two generous reception rooms, a modern kitchen, and a stylish house bathroom. In addition to the two double bedrooms, there is a fully converted attic room—ideal for use as a third bedroom, home office, or hobby space—making it perfect for first-time buyers, young families, or investors alike. Externally, the home benefits from a rare and generously sized enclosed garden to the front, providing an attractive and private outdoor space. To the rear is a well-kept yard, ideal for relaxing or entertaining. Conveniently situated close to local amenities, schools, and transport links, this charming and versatile property is ready to move into and offers excellent value in a sought-after location. Early viewing is highly recommended.

ENTRANCE

With a uPVC double glazed door.

VESTIBULE

With wood effect flooring.

SITTING ROOM 12'5" x 10'2" (3.79 x 3.10)

A good sized room with an electric fire, 1x radiator, wood effect flooring and a uPVC double glazed window to the front elevation.

LIVING ROOM 14'1" x 13'5" (4.31 x 4.10)

Open plan to the kitchen with a multi fuel stove, wainscot paneling, television point, under stairs storage and a uPVC double glazed window to the rear elevation.

KITCHEN 6'0" x 10'4" (1.83 x 3.16)

A modern fitted kitchen with a range of wall and base units, having plumbing for a washing machine and dryer, stainless steel sink with chrome mixer tap, tiled flooring, uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

LANDING

BEDROOM ONE 14'0" x 10'4" (4.28 x 3.16)

A good sized double bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 8'0" x 15'3" (2.46 x 4.65)

Another bedroom of double proportion with 1x radiator and a uPVC double glazed window to the rear elevation.

ATTIC ROOM 13'1" x 11'8" (3.99 x 3.58)

Accessed via the second bedroom with a skylight and eaves storage.

BATHROOM 5'8" x 8'1" (1.73 x 2.47)

A modern three piece suite with a bath and shower over, vanity sink with matte black mixer tap, push button w.c, heated towel rail in matte black, built in storage cupboard, fully tiled walls, tiled flooring and a uPVC double glazed window to the rear elevation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/ivy-street-colne/>

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise

make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.



Hilton &
Horsfall

BB8 8LL

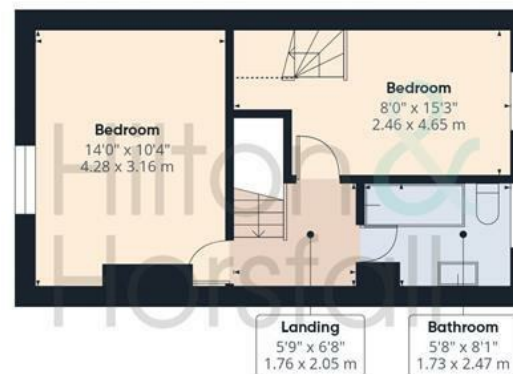


OUTSIDE

Externally, the home benefits from a rare and generously sized enclosed garden to the front, providing an attractive and private outdoor space. To the rear is a well-kept yard, ideal for relaxing or entertaining



Ground Floor



Floor 1



Floor 2

Hilton &
Horsfall

Approximate total area⁽¹⁾

872 ft²

81.1 m²

Reduced headroom

54 ft²

5.1 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.



Hilton &
Horsfall



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)