



Hilton &
Horsfall

BB8 0AZ

Oak Street, Colne

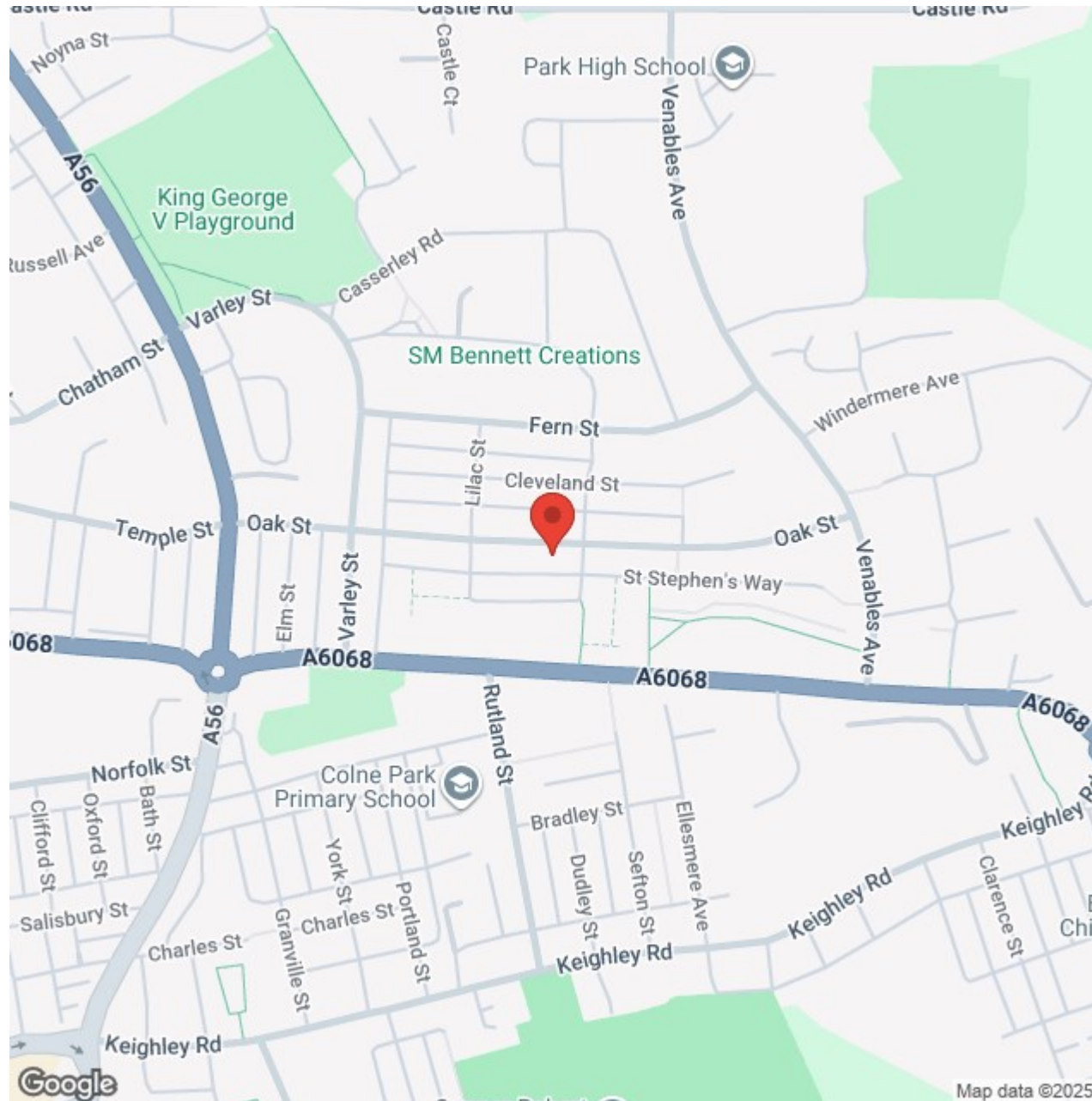
Offers In The Region Of £99,950

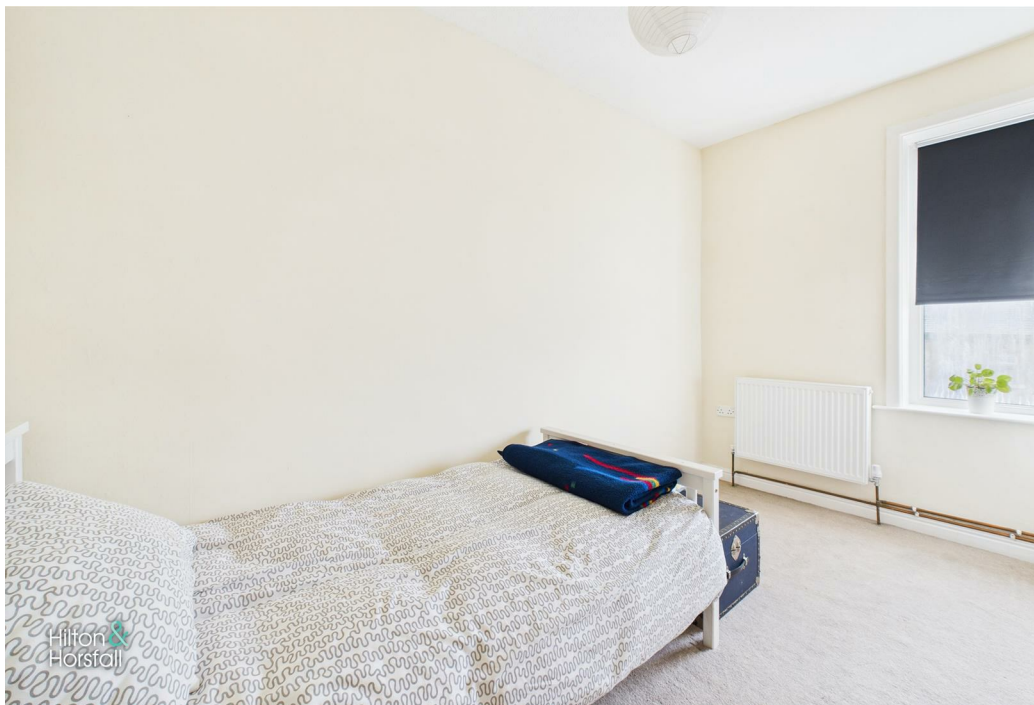
- Mid-terrace property in a popular location
- Bright and cosy front living room
- Spacious dining kitchen with modern units
- Two well-presented bedrooms
- Three-piece bathroom suite
- Enclosed rear yard with outbuilding
- Ideal for first-time buyers or investors
- Walking distance to shops, schools & transport links

A charming mid-terrace home nestled in a popular and convenient part of Colne. Beautifully presented throughout, this delightful property offers a perfect blend of character and comfort—ideal for first-time buyers, downsizers, or buy-to-let investors. Step inside to discover a bright and cosy living room, a spacious dining kitchen with a fresh, modern finish, and a stylish bathroom.

Upstairs, the property offers two well-proportioned bedrooms, all presented in clean, neutral tones. Externally, there is a low-maintenance rear yard with raised borders and a handy outbuilding. Located just a short stroll from Colne town centre, shops, parks, and transport links, this lovely home is ready to move into and enjoy.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

LIVING ROOM

A bright and welcoming reception room located at the front of the property, featuring a large window that allows plenty of natural light. Finished with neutral décor, a feature fireplace with surround, and attractive wood flooring, creating a warm and homely atmosphere.

DINING KITCHEN

A spacious and beautifully presented kitchen fitted with a range of shaker-style wall and base units, complementary worktops, tiled splashbacks, and integrated oven with electric hob and extractor. The room comfortably accommodates a dining table and chairs, and also includes plumbing for a washing machine, tiled flooring, and access to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE

A generously sized double bedroom positioned at the front of the property, complete with neutral carpets and decor. A large window provides excellent natural light, making this a bright and peaceful retreat.

BEDROOM TWO

A good-sized second bedroom overlooking the rear of the property. Currently set up with a single bed, this room would also make an ideal home office, nursery, or dressing room.

BATHROOM

A modern three-piece suite in white comprising a panelled bath with overhead shower, pedestal wash basin, and low-level WC. Finished with part-tiled walls, frosted window for privacy, and a chrome heated towel rail.

LOCATION

Ideally situated within walking distance of Colne town centre, Oak Street enjoys excellent access to a wide range of amenities including shops, supermarkets, bars, and restaurants. The area is well-served by public transport, with Colne railway station and local bus routes nearby, making commuting simple and convenient. There are several well-regarded schools close by, along with scenic walking routes and leisure facilities. Positioned in a popular and established residential area, this home offers the perfect balance of town convenience and a welcoming community feel.

360 DEGREE VIRTUAL TOUR

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

PUBLISHING

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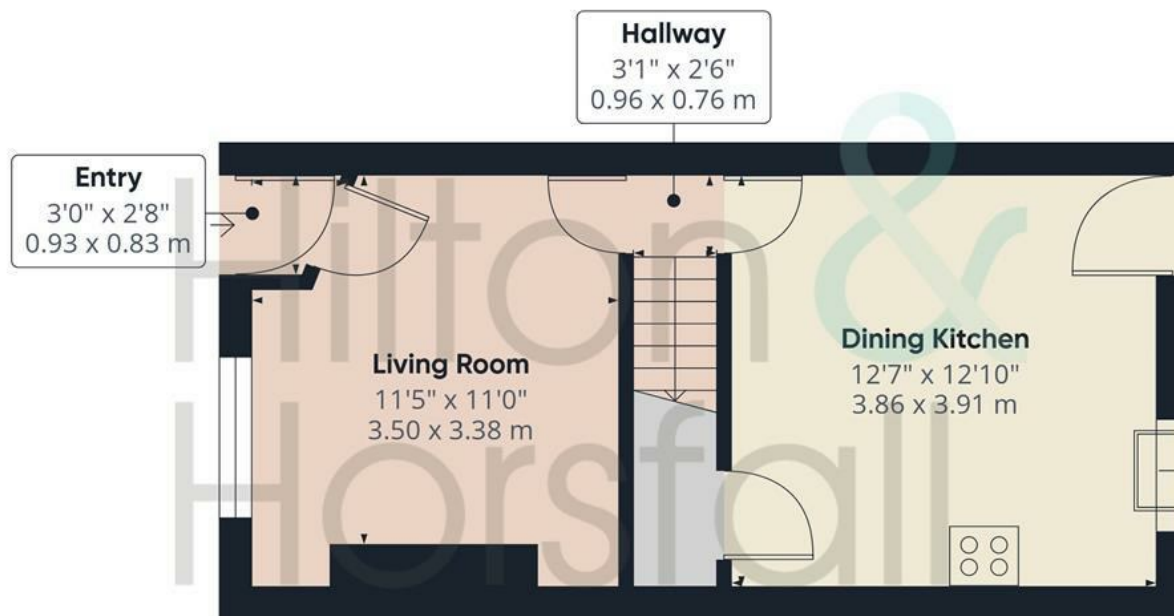
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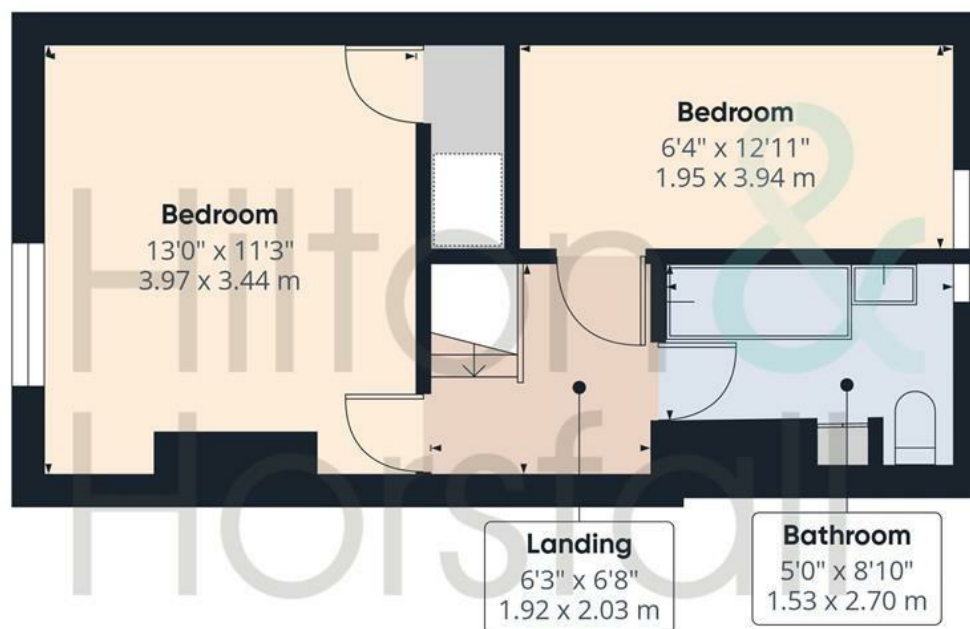
OUTSIDE

To the rear is a private, enclosed yard with paved patio area and raised flowerbeds—ideal for plant lovers or enjoying a morning coffee outdoors. Also benefits from a useful outbuilding for storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

650 ft²

60.4 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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