





Hilton &  
Horsfall



BB8 8JT

## Gibfield Road, Colne

### Offers In The Region Of £114,950

- Two Reception Rooms • Fitted Kitchen • Two Bedrooms • Attic Room • Bathroom • Rear Yard • No Chain

Located on Gibfield Road, this well-presented mid-terrace home offers two reception rooms, a separate fitted kitchen, two bedrooms, a bathroom, and a versatile attic room. To the rear, a tidy yard with an outbuilding provides useful storage space. Situated close to local amenities, well-regarded schools like Park Primary and Colne Primet Academy, and with excellent transport links, this home is ideal for first-time buyers, families, or investors looking for a well-located and spacious property.











## Lancashire

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### GROUND FLOOR

Having a uPVC double glazed front door leading into:

#### ENTRANCE HALLWAY

Having 1x radiator, dado rail and a staircase leading to the first floor / landing.

#### SITTING ROOM 10'7" x 8'11" (3.24m x 2.73m)

A comfortable sized room having 1x radiator, a uPVC double glazed window to the front elevation and a gas fire set within a feature fireplace.

#### LIVING ROOM 13'2" x 13'9" (4.03m x 4.21m)

A spacious room having a gas fire set within a feature fireplace, under stairs storage cupboard, 1x radiator and a uPVC double glazed window to the rear elevation. With access through to:

#### KITCHEN 8'6" x 6'7" (2.61m x 2.02m)

Having fitted wall and base units in grey, contrasting tops, plumbing for a washing machine, space for under counter fridge, electric oven / hob, 1x radiator, inset sink with a mixer tap, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear yard.

### FIRST FLOOR / LANDING

With access to:

#### BEDROOM ONE 10'8" x 13'10" (3.27m x 4.22m)

A room of double proportions having an over stairs storage cupboard, 1x radiator and a uPVC double glazed window to the front elevation.

#### BEDROOM TWO 10'7" x 8'0" (3.24m x 2.45m)

Another room of double proportions having 1x radiator and a uPVC double glazed window to the rear elevation.

#### BATHROOM 10'7" x 4'4" (3.23m x 1.33m)

A 3-piece suite comprising of: a panelled bath with electric shower, pedestal sink, push button w.c., 1x radiator, a frosted uPVC double glazed window to the rear elevation, airing cupboard and partially tiled walls.

### STAIRCASE TO SECOND FLOOR

#### ATTIC ROOM 13'8" x 12'4" (4.17m x 3.78m)

A room of double proportions, ideal for an occasional third bedroom. Having 1x radiator, velux style window and storage in the eaves.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/gibfield-road-colne>

### EXTERNALLY

Externally to the front elevation is a gated forecourt. To the rear elevation is an enclosed yard with outhouse.

### PUBLISHING

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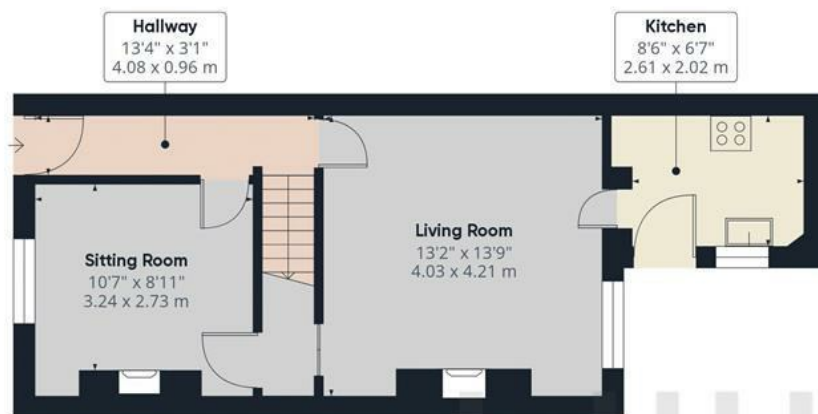


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## OUTSIDE

Externally to the front elevation is a gated forecourt. To the rear elevation is an enclosed yard with outhouse.





Ground Floor



Floor 1



Floor 2

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

899.54 ft<sup>2</sup>

83.57 m<sup>2</sup>

**Reduced headroom**

8.99 ft<sup>2</sup>

0.84 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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