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Grindlestone Hirst, Colne

Offers In The Region Of £259,950

• Enclosed Rear Garden With Patio And Decking • Cul-De-Sac Position • Dining Kitchen And Garden Room • Principal Bedroom With En-Suite • Ground Floor WC And Family Bathroom • Block-Paved Driveway And Attached Garage

Situated in a cul-de-sac position within a popular residential area of Colne, this well-presented four-bedroomed home offers spacious and versatile accommodation, making it an excellent choice for growing families. The property benefits from a block-paved driveway providing off-road parking, an attached garage and an attractive enclosed rear garden with patio, lawn and decking areas. Internally, the accommodation briefly comprises an entrance area, a convenient ground floor WC and a generous living room featuring a staircase to the first floor and a large window allowing plenty of natural light. To the rear is a well-proportioned dining kitchen fitted with a range of wall and base units, contrasting work surfaces, a range-style cooker and ample space for family dining. Sliding patio doors lead into a bright and versatile garden room, which provides additional living space and enjoys views over the rear garden, with French doors opening directly onto the patio. To the first floor, a landing with a useful airing cupboard provides access to four bedrooms and the family bathroom. The principal bedroom benefits from its own modern en-suite shower room, whilst the remaining bedrooms offer flexibility for family living, guests or those requiring a dedicated home office. The family bathroom is fitted with a three-piece suite, including a bath with shower screen. Externally, the rear garden provides a pleasant setting for outdoor dining and entertaining, featuring a substantial paved patio, raised lawn, timber decking and established planting. The attached garage offers additional storage or parking space, with pedestrian access from the rear garden. Conveniently positioned for Colne town centre, local amenities, schools and transport connections, this property presents an appealing opportunity for buyers seeking a well-proportioned family home in an established residential location.

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BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


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Greenfield Rd
Primet Bridge
Millenium Green
Shaw St
Colne Water
Spring Gardens R
Colne Water
Burnley Rd
Knotts Ln
Hawley St
Thomas St
Knotts Ln
Green Rd
Laithe St
Hagg St
Daisy St
Knotts Dr
Knotts Lane Community Garden
Knotts Mount
Knotts Ln
S Valley Dr
Knotts Ln
Knotts Dr
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Knotts Ln
Wackersall Rd
Tum Hill Recreation Ground
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Lancashire

Situated in a cul-de-sac position within a popular residential area of Colne, this well-presented four-bedroomed home offers spacious and versatile accommodation, making it an excellent choice for growing families. The property benefits from a block-paved driveway providing off-road parking, an attached garage and an attractive enclosed rear garden with patio, lawn and decking areas. Internally, the accommodation briefly comprises an entrance area, a convenient ground floor WC and a generous living room featuring a staircase to the first floor and a large window allowing plenty of natural light. To the rear is a well-proportioned dining kitchen fitted with a range of wall and base units, contrasting work surfaces, a range-style cooker and ample space for family dining. Sliding patio doors lead into a bright and versatile garden room, which provides additional living space and enjoys views over the rear garden, with French doors opening directly onto the patio. To the first floor, a landing with a useful airing cupboard provides access to four bedrooms and the family bathroom. The principal bedroom benefits from its own modern en-suite shower room, whilst the remaining bedrooms offer flexibility for family living, guests or those requiring a dedicated home office. The family bathroom is fitted with a three-piece suite, including a bath with shower screen. Externally, the rear garden provides a pleasant setting for outdoor dining and entertaining, featuring a substantial paved patio, raised lawn, timber decking and established planting. The attached garage offers additional storage or parking space, with pedestrian access from the rear garden. Conveniently positioned for Colne town centre, local amenities, schools and transport connections, this property presents an appealing opportunity for buyers seeking a well-proportioned family home in an established residential location.

ENTRANCE
Entrance via a front door into a small entrance area, providing access through to the living room.

GROUND FLOOR WC 3'1" x 5'5" (0.94m x 1.66m)
Conveniently positioned off the entrance area, the ground floor WC comprises a low-level WC and a wash hand basin.

LIVING ROOM 14'7" x 14'5" (4.47m x 4.40m)
A spacious and welcoming living room positioned to the front of the property, offering ample space for a range of comfortable seating arrangements. Featuring a large window allowing plenty of natural light, neutral décor, fitted carpeting and ceiling coving. A staircase with a painted spindle balustrade leads to the first floor, whilst a glazed internal door provides access through to the dining kitchen.

DINING KITCHEN 14'7" x 9'4" (4.46m x 2.87m)
A well-proportioned dining kitchen fitted with a range of wood-effect wall and base units, complemented by contrasting dark work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink with drainer, a range-style cooker with extractor hood above and space for a large American-style fridge freezer. Additional features include recessed ceiling spotlights, tiled flooring and a window overlooking the rear garden. There is ample space for a dining table, whilst sliding patio doors provide direct access into the adjoining garden room, creating a practical layout for everyday family living and entertaining.

GARDEN ROOM 12'5" x 8'6" (3.81m x 2.61m)
A bright and versatile garden room providing additional living space, currently arranged as a dining area with ample room for a family-sized dining table and chairs. Featuring windows to three sides, a pitched polycarbonate roof and wood-effect flooring, the room enjoys views over the rear garden. Sliding patio doors connect to the dining kitchen, whilst French doors open directly onto the rear patio, making this an ideal space for dining, relaxing or entertaining. The room could also serve as a home office or additional sitting area.

GARAGE 8'3" x 16'3" (2.54m x 4.97m)
An attached single garage providing useful space for parking or additional storage, with an up-and-over garage door to the front and a separate pedestrian door providing access from the rear garden.

FIRST FLOOR / LANDING
A first-floor landing providing access to all four bedrooms and the family bathroom. There is also a useful airing cupboard offering additional household storage.

BEDROOM ONE 8'0" x 11'1" (2.46m x 3.39m)
A well-presented double bedroom positioned to the front of the property, featuring a window allowing plenty of natural light. The room benefits from neutral décor, fitted carpeting and space for a double bed with accompanying bedroom furniture. A sliding door provides access to the adjoining en-suite shower room, adding convenience and privacy.

ENSUITE 7'3" x 11'1" (2.22m x 3.39m)
A modern and stylish en-suite shower room comprising a spacious walk-in shower with glazed screen, rainfall showerhead and separate handheld attachment, a wall-mounted vanity unit incorporating a wash hand basin and a concealed cistern WC with flush plate. The room features contemporary wall and floor tiling, decorative mosaic splashback, an illuminated wall mirror, recessed ceiling spotlights, a heated towel rail and a frosted window providing natural light.

BEDROOM TWO 7'4" x 9'3" (2.26m x 2.82m)
A well-presented bedroom positioned to the rear of the property, featuring a window allowing plenty of natural light and offering views over the surrounding residential area and towards the distant countryside. The room benefits from neutral décor, wood-effect flooring and a central heating radiator, with space for a single bed and accompanying bedroom furniture. A versatile room which could also be utilised as a home office or study if required.

BEDROOM THREE 8'0" x 6'5" (2.45m x 1.97m)
A good-sized single bedroom positioned to the rear of the property, currently utilised as a child's bedroom. Featuring a window providing natural light, neutral décor, fitted carpeting and a central heating radiator. The room offers space for a single bed and additional storage furniture, making it ideal as a child's bedroom, nursery or home office.

BEDROOM FOUR 6'3" x 7'11" (1.93m x 2.43m)
A versatile fourth bedroom positioned to the front of the property, currently arranged as a home office and dressing room. Featuring a window providing natural light, fitted carpeting, a central heating radiator and a decorative floral feature wall. The room offers space for a single bed or could alternatively be utilised as a dedicated home office, nursery or dressing room to suit individual requirements.

BATHROOM 6'3" x 6'1" (1.93m x 1.87m)
A well-presented family bathroom fitted with a three-piece white suite comprising a panelled bath with glazed shower screen, pedestal wash hand basin and low-level WC. The room features cream-coloured wall tiling, contrasting tiled detailing around the bath, a frosted window providing natural light and ventilation, and a chrome heated towel rail.

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

LOCATION
Grindlestone Hirst is a residential cul-de-sac situated within the Lancashire market town of Colne. The property is conveniently positioned for access to the town centre, which offers a variety of independent shops, cafés, restaurants, supermarkets and everyday amenities. Colne railway station is nearby, together with local bus services providing connections to surrounding towns. The area is also well served by educational facilities, including Colne Primet Primary School and Colne Primet Academy, whilst Pendle Leisure Centre offers a range of sporting and recreational facilities. Colne provides access to the surrounding Pendle countryside and is conveniently located for road links towards Nelson, Burnley and the wider East Lancashire area.

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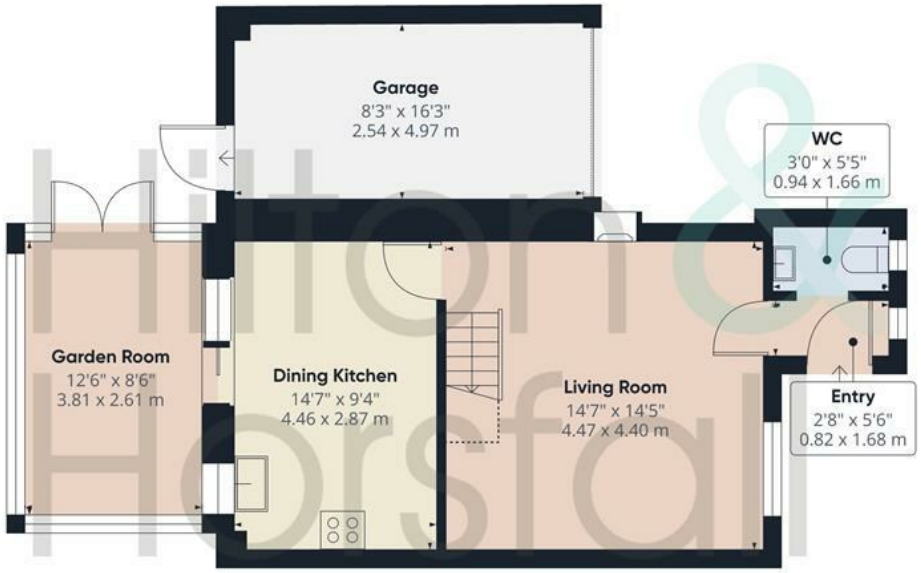

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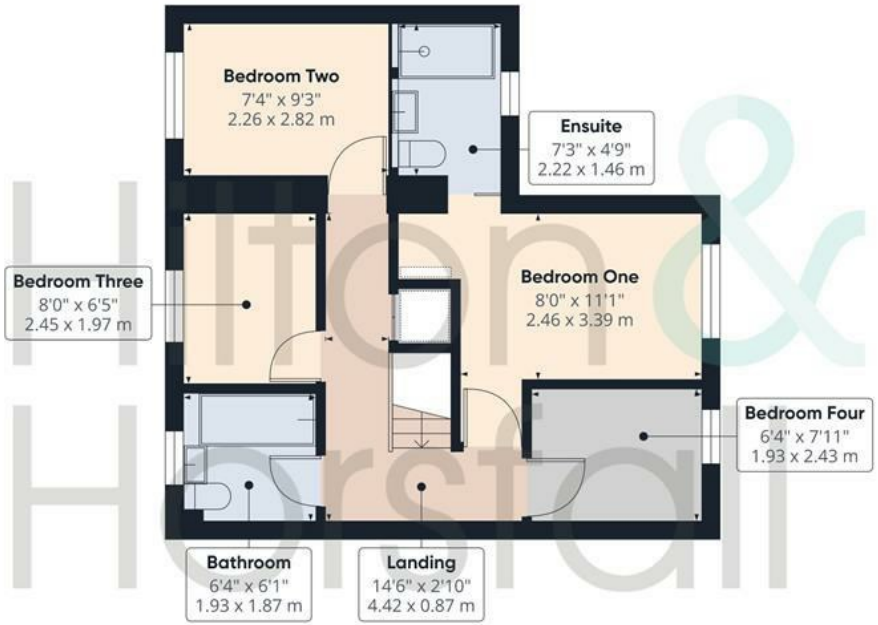
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OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking and access to the attached single garage. To the rear is an attractive enclosed garden, thoughtfully arranged to provide a variety of outdoor seating and relaxation areas. A substantial paved patio extends across the rear of the house, with direct access from the garden room, making it ideal for outdoor dining and entertaining. Steps lead up to a raised lawn bordered by established planting, whilst a further timber-decked seating area provides an additional space to enjoy the garden. The garden is enclosed by timber fencing, with a separate pedestrian door providing access into the garage.



Ground Floor



Floor 1



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Approximate total area(1)

1044 ft²

96.9 m²

Reduced headroom

8 ft²

0.8 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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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024