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Horsfall

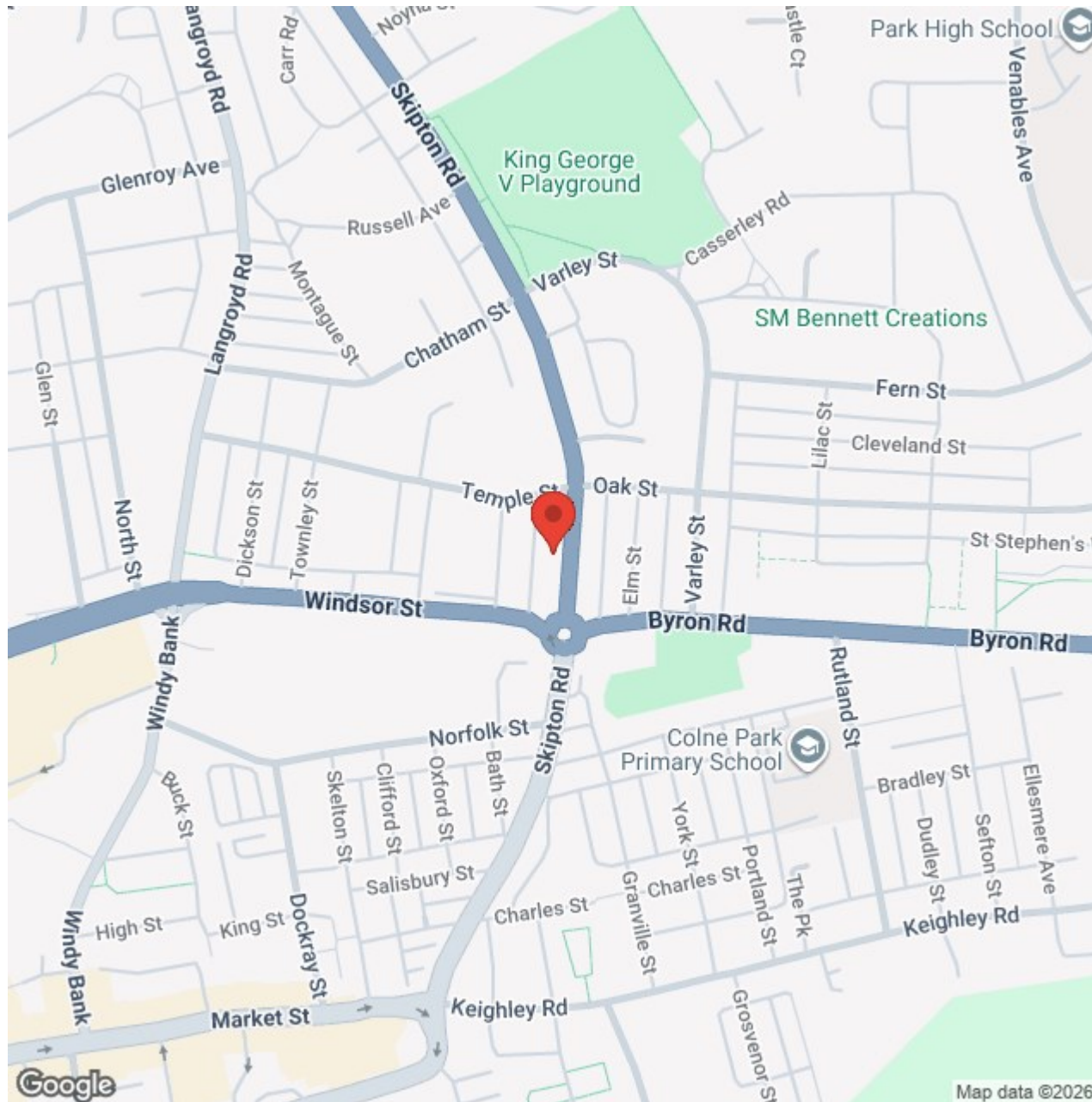
## Skipton Road, Colne

### Offers In The Region Of £129,950

- Fully refurbished three bedroom mid terrace property
- Brand new modern dining kitchen with peninsula breakfast bar
- Spacious living room to the front
- Three well proportioned bedrooms
- Modern three piece bathroom suite
- Enclosed rear yard to the rear

A beautifully presented three bedroom mid-terrace property located in a convenient area of Colne. Having been fully refurbished throughout, this property offers modern and stylish living accommodation and would make an ideal purchase for first time buyers, young families or investors alike. The accommodation briefly comprises an entrance hallway, a spacious living room to the front and a stunning brand new dining kitchen to the rear complete with a peninsula breakfast bar and access out to the rear yard. To the first floor are three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally the property benefits from an enclosed rear yard. Positioned close to local amenities, schools and transport links, with Colne town centre and the M65 motorway network only a short drive away, this property is ready to move straight into and early viewing is highly recommended.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### HALLWAY

Accessed via a UPVC double glazed front door leading into the entrance hallway having fitted carpeting and a ceiling light point. Providing access through to the living room, dining kitchen and staircase leading to the first floor.

#### LIVING ROOM 12'9" x 9'11" (3.90m x 3.04m)

A well presented living room positioned to the front of the property having a large UPVC double glazed window allowing plenty of natural light to flow through the space. The room features a contemporary wall mounted electric fire creating an attractive focal point along with neutral décor and fitted carpeting. Ample space for comfortable seating arrangements with a central heating radiator and ceiling light point.

#### DINING KITCHEN 11'8" x 12'3" (3.56m x 3.74m)

A stunning brand new dining kitchen fitted with a range of modern base units with contrasting work surfaces and matching upstands. The kitchen incorporates an inset sink with mixer tap, integrated oven with electric hob and extractor hood over along with space and plumbing for a washing machine and space for a fridge/freezer. A central peninsula breakfast bar provides additional work surface and seating making this a fantastic space for both cooking and entertaining. Having recessed spot lighting, a UPVC double glazed window and a

UPVC door leading out to the rear yard. Access is also provided to a useful under-stairs storage cupboard.

#### FIRST FLOOR / LANDING

With fitted carpeting and providing access to three bedrooms and the house bathroom. Having a ceiling light point and staircase leading down to the ground floor.

#### BEDROOM ONE 12'10" x 13'9" (3.93m x 4.20m)

A spacious double bedroom positioned to the front of the property having a UPVC double glazed window allowing plenty of natural light into the room. This well presented bedroom offers ample space for a double bed and additional bedroom furniture with fitted carpeting, a radiator and ceiling light point.

#### BEDROOM TWO 8'10" x 6'7" (2.70m x 2.02m)

A well presented bedroom having a UPVC double glazed window allowing natural light into the room. This bedroom benefits from fitted wardrobe storage providing useful hanging and shelving space. Having fitted carpeting, a radiator and ceiling light point.

#### BEDROOM THREE 8'8" x 5'5" (2.65m x 1.66m)

A well presented bedroom positioned to the rear of the property having a UPVC double glazed window allowing natural light into the room. The room benefits from fitted carpeting, a radiator and ceiling light point and could also be utilised as a home office or nursery if required.

#### BATHROOM 8'6" x 3'9" (2.61m x 1.16m)

A modern three piece bathroom suite comprising of a low level WC, vanity sink unit with chrome mixer tap and a panelled bath with shower over and glass shower screen. The room is finished with contemporary wall tiling to the bathing area along with a chrome heated towel radiator, wall mounted mirror, recessed spot lighting and fitted flooring.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/skipton-road-colne>

#### LOCATION

Situated in a convenient residential area of Colne, this property is within close proximity to a range of local amenities including shops, supermarkets, schools and transport links. Colne town centre is only a short distance away offering a wider selection of amenities, whilst nearby road networks provide easy access towards Nelson, Burnley and the M65 motorway network, making it ideal for those needing to commute.

#### PUBLISHING

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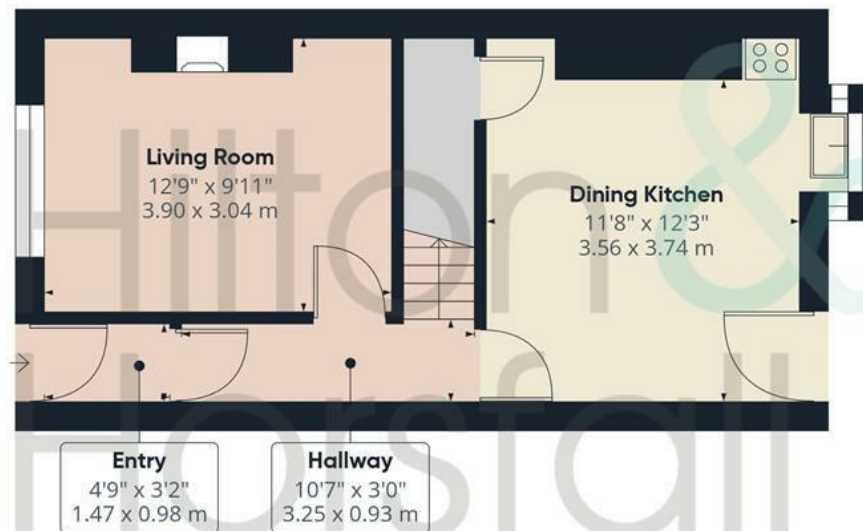


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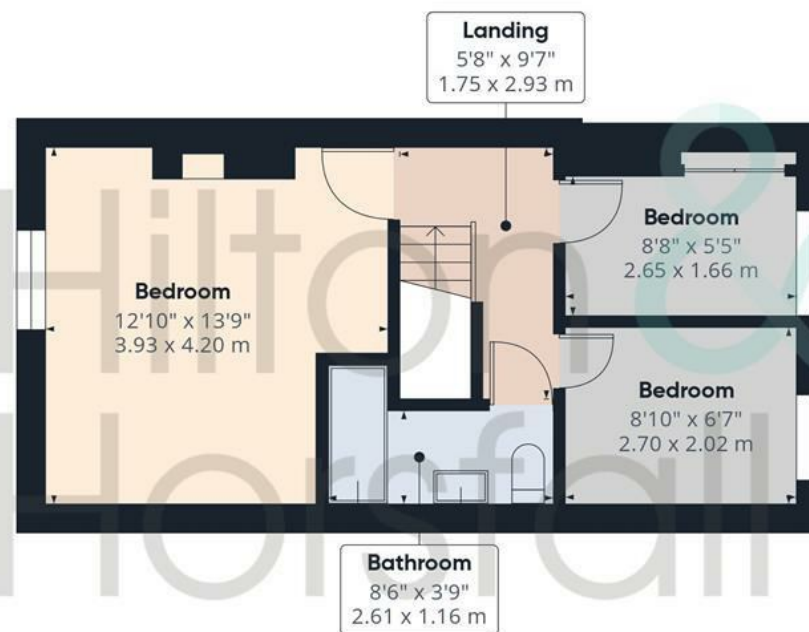


## OUTSIDE

Externally to the rear of the property is an enclosed yard providing a low maintenance outdoor space with gated access to the rear. The yard also benefits from useful outbuildings providing additional storage.



Ground Floor



Floor 1



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

707 ft<sup>2</sup>

65.6 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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