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BB8 0QP

## Sefton Street, Colne

£795 PCM

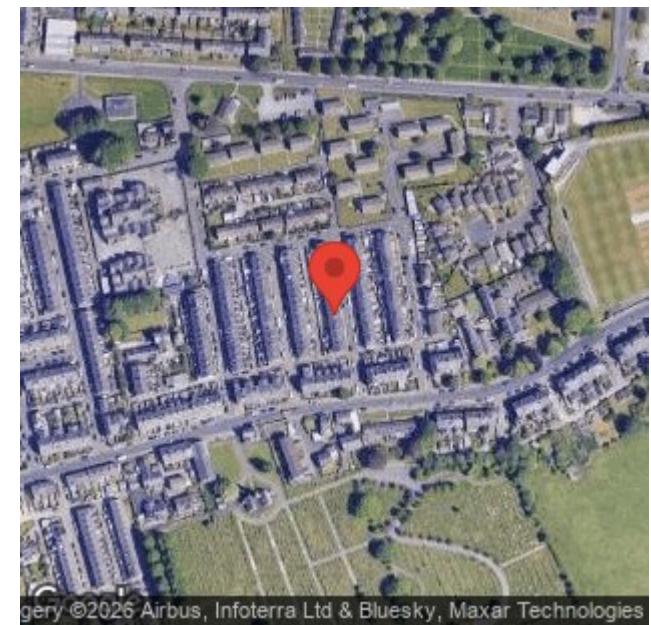
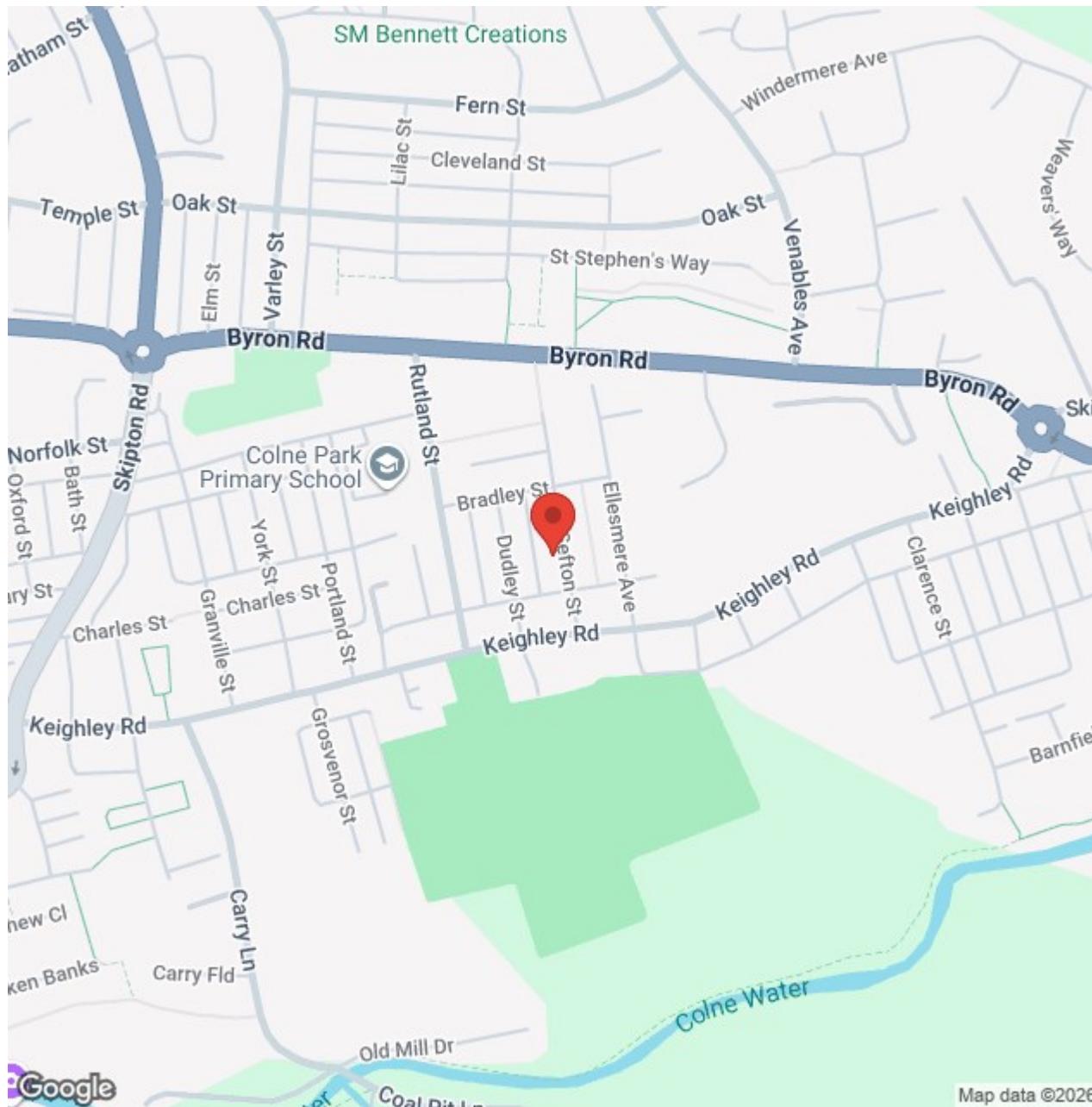
- Two bedrooms
- Attic Room
- Two reception rooms
- Separate Kitchen
- Rear yard
- Sought after area

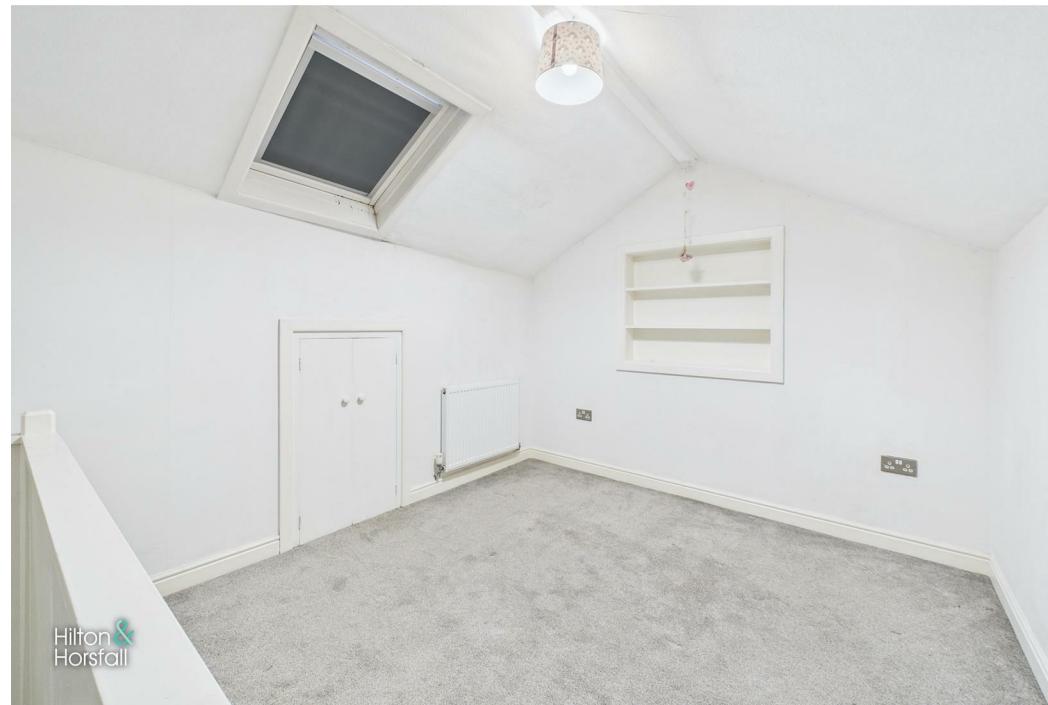
Situated in a convenient residential location, this modern and well-presented two-bedroom mid-terraced home with an additional attic room

offers generous and versatile living accommodation, ideal for a range of tenants. The property features two spacious reception rooms, providing flexible living and dining space, and a separate modern kitchen fitted with contemporary units and worktops, offering a practical and stylish area for everyday use. To the first floor are two well-proportioned bedrooms and a family bathroom, while the attic room provides valuable additional space, suitable for use as a home office, hobby room, or occasional room.

The home is finished to a modern standard throughout, creating a bright and comfortable living environment. Located on Sefton Street in Colne, the property is within easy reach of local amenities, schools, transport links, and town centre facilities.







## Lancashire

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### GROUND FLOOR

On the first floor you will find two reception rooms and a modern fitted kitchen.

#### SITTING ROOM 10'9" x 14'0" (3.28 x 4.29)

With 1x radiator and a large uPVC double glazed window to the front elevation.

#### LIVING ROOM 13'1" x 13'10" (4.01 x 4.24)

A family sized room located to the rear elevation with a large uPVC double glazed window, coving, 1x radiator, under stairs storage cupboard and a television point.

#### KITCHEN 8'9" x 6'3" (2.68 x 1.91)

Having fitted wall and base units, contrasting work surfaces over, wood effect flooring, recessed spot lights, integrated Bosch oven and grill, under counter fridge, access to the loft hatch, plumbing for a washing machine, 4-ring glass electric hob and air extractor.

### FIRST FLOOR / LANDING

With 1x wall light and a staircase leading to the second floor.

#### BEDROOM ONE 10'11" x 13'11" (3.34 x 4.26)

A room of double proportions with coving, ample space for a wardrobe and drawers, 1x radiator, over stairs storage cupboard and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 10'7" x 7'8" (3.25 x 2.36)

A well proportioned room with 1x radiator, television point and a uPVC double glazed window to the rear elevation.

#### BATHROOM 10'7" x 5'2" (3.24 x 1.59)

A contemporary 3-piece bathroom suite comprising of: a push button w.c, pedestal sink with a chrome mixer tap, panelled bath with a chrome mixer tap, rainfall shower head, glass shower screen, wood effect flooring, partially tiled walls, 1x wall mounted radiator, airing cupboard and a uPVC double glazed frosted glass window to the rear elevation.

#### ATTIC ROOM 12'1" x 9'5" (3.70 x 2.88)

Located on the second floor with a velux window, 1x radiator, inbuilt shelving and storage in the eaves.

### LOCATION

The property is located in a well-established residential area close to Colne town centre. The location offers convenient access to local shops, schools, public transport links, and everyday amenities. Colne railway station and key road networks, including links to the M65, are within easy reach, making the property ideal for commuters as well as local residents.

### 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.

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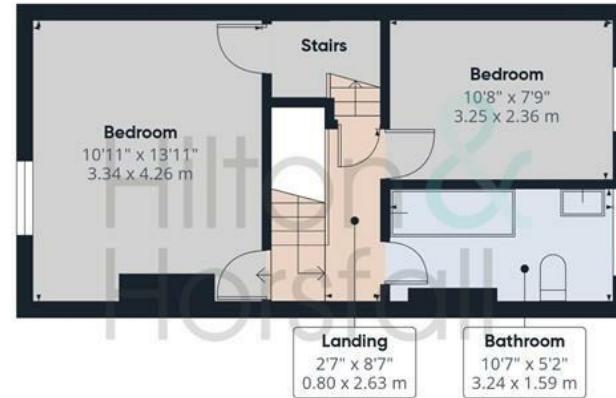
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## OUTSIDE

To the rear of the property is a good-sized yard providing a low-maintenance outdoor space ideal for seating or general use.



Ground Floor



Floor 1



(1) Excluding balconies and terraces



Floor 2

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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