





Hilton &  
Horsfall



## Craven Street, Colne

### Offers In The Region Of £149,950

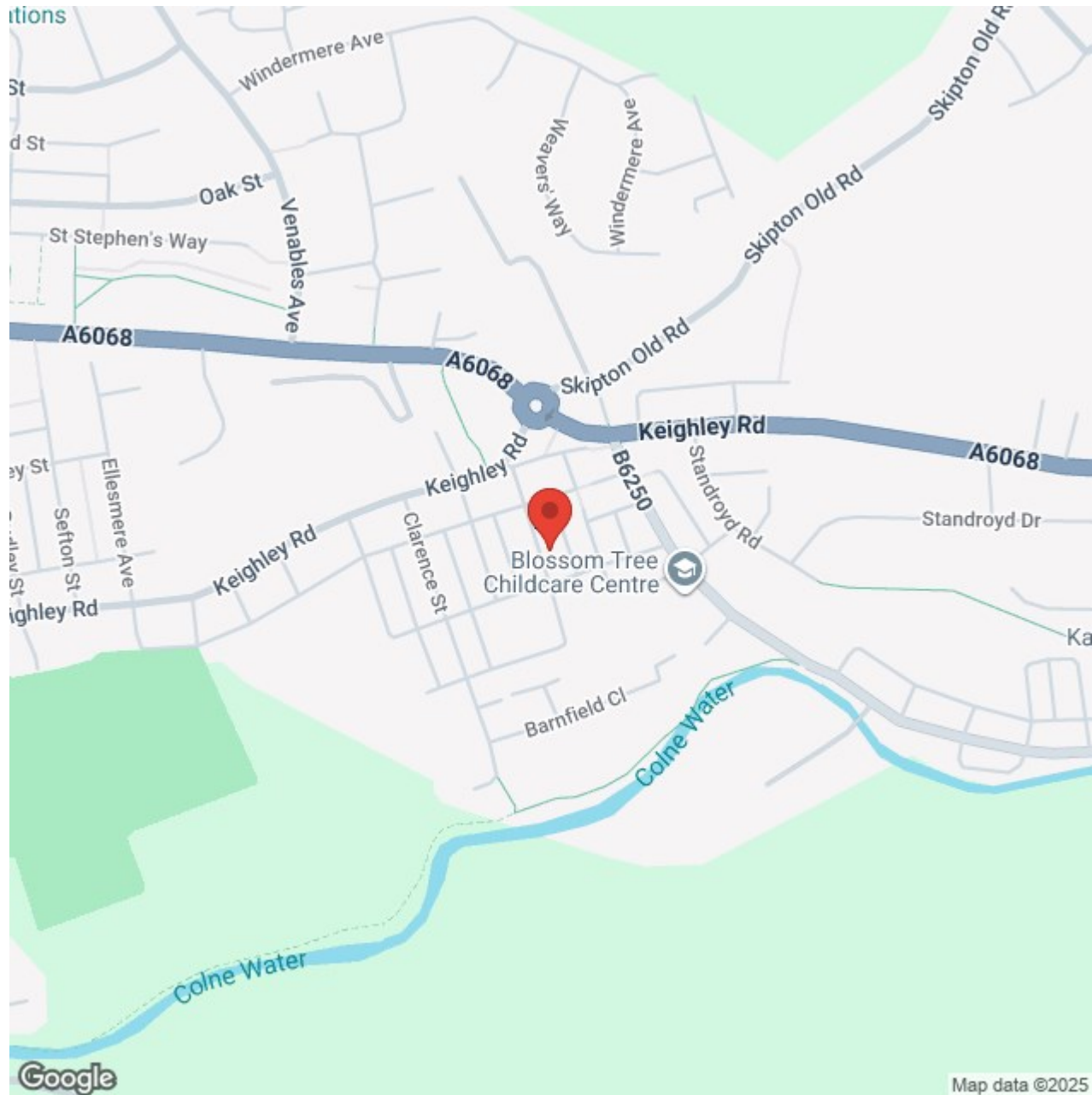
- Fully refurbished two-bedroom mid terrace
- Two spacious reception rooms
- Stylish high-gloss kitchen with integrated appliances
- Contemporary three-piece bathroom
- Converted attic room with Velux skylight
- Low maintenance rear yard with gated access
- Double glazed & gas central heating
- Sought-after Colne location near shops & schools
- Perfect for first-time buyers or investors

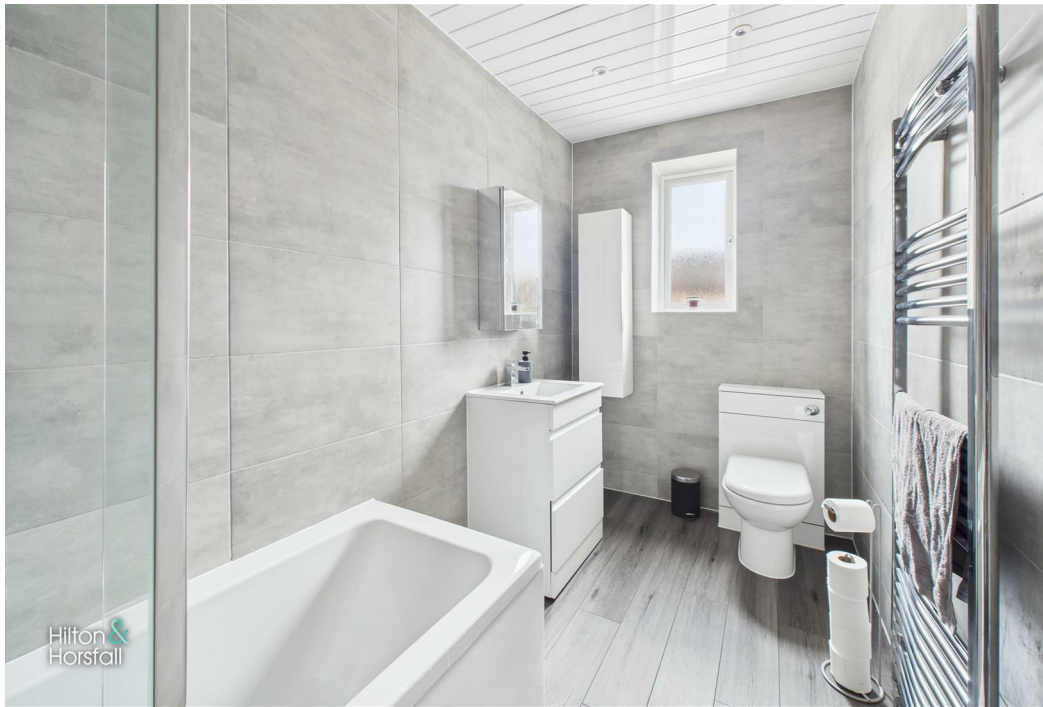
Located in a popular part of Colne, this stylish two-bedroom mid terrace has been fully refurbished throughout and is perfect for first-time buyers, investors, or anyone seeking a modern home with character. Internally, the property features two spacious reception rooms, a beautifully presented high-gloss kitchen, and a sleek three-piece bathroom. A real bonus is the converted attic room, offering valuable additional space.

Finished to a high standard with tasteful décor, new flooring, and a quality finish throughout, the property also benefits from double glazing, gas central heating, and a low maintenance rear yard with gated access. Positioned close to local shops, schools, and transport links, this turn-key home is ready to move into and enjoy.











## Lancashire

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### GROUND FLOOR

#### SITTING ROOM 11'1" x 12'10" (3.40m x 3.92m)

Positioned to the front of the home, this bright and neutral reception room features soft grey carpet, a front-facing window with curtains, and a wall-mounted TV point.

#### LIVING ROOM 13'9" x 12'7" (4.21m x 3.84m)

A welcoming second reception space with a multi-fuel stove, rustic timber mantel, TV point, built-in log storage, and open access to the kitchen.

#### KITCHEN 11'7" x 8'5" (3.55m x 2.57m)

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'2" x 12'11" (3.42m x 3.96m)

A generous double bedroom to the front with plush carpeting, radiator and window.

#### BEDROOM TWO 11'1" x 7'1" (3.38m x 2.18m)

Perfect as a child's bedroom or nursery, currently set up as such, with a rear-facing window and modern décor.

#### BATHROOM 11'6" x 5'5" (3.53m x 1.67m)

Modern and stylish with large grey tiles, a white three-piece suite including a bath with screen and overhead shower, WC, vanity unit, vertical chrome towel radiator, and frosted window.

### SECOND FLOOR

#### ATTIC 11'5" x 13'8" – reduced head height (3.50m x 4.18m – reduced head height)

Fully carpeted and fitted with a Velux roof window, eaves storage, and spotlights. Ideal for a variety of uses including home working. (not currently classed as a bedroom).

### LOCATION

Situated in a popular and convenient part of Colne, this property is just a short stroll from local shops, supermarkets, and highly regarded schools. The area offers easy access to public transport links, with Colne train station and major bus routes nearby, making it ideal for commuters. You're also well placed for countryside walks, leisure facilities, and access to the M65 motorway network—connecting you easily to Burnley, Preston, and beyond. A great location for both families and professionals alike.

### 360 DEGREE VIRTUAL TOUR

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

### 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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BB8 OPS

## OUTSIDE

An enclosed and low maintenance rear yard with space for seating and gated access to the back street.





Ground Floor



Floor 1



Floor 2

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

883 ft<sup>2</sup>

82.1 m<sup>2</sup>

Reduced headroom

68 ft<sup>2</sup>

6.3 m<sup>2</sup>

(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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