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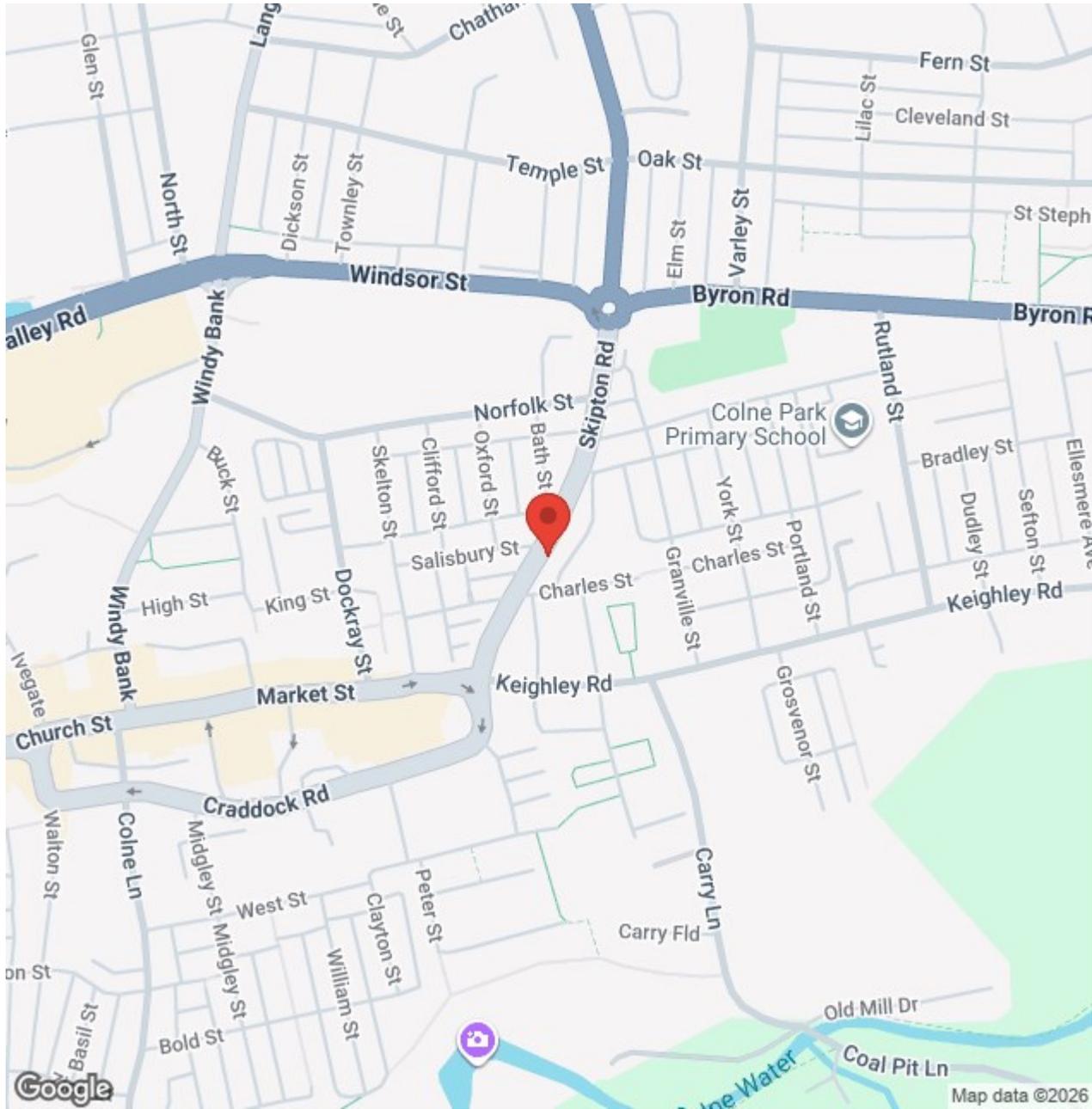
## Skipton Rd, Colne

### Offers In The Region Of £169,950

- Mid terrace property
- Two reception rooms
- Modern fitted kitchen
- Two bedrooms plus useful attic room
- Enclosed rear yard with storage shed
- No chain

A well presented mid-terrace home offering deceptively spacious accommodation arranged over three floors. The property briefly comprises an entrance hallway leading through to a sitting room positioned at the front of the property and a generous living room to the rear with access to a modern fitted kitchen. The kitchen is fitted with a range of contemporary units and provides access out to the enclosed rear yard. To the first floor are two well proportioned bedrooms and a modern bathroom suite. A staircase leads up to a useful attic room providing a versatile space which could be utilised as a home office, hobbies room or occasional bedroom (subject to any necessary regulations). Externally the property benefits from a forecourt to the front and an enclosed rear yard with a useful storage shed. The property is offered for sale with no onward chain, making it an excellent opportunity for first time buyers, investors or those looking to downsize.







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# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

### ENTRANCE HALL

### SITTING ROOM 8'11" x 10'9" (2.73m x 3.30m)

Positioned at the front of the property is this pleasant sitting room, having a large UPVC double glazed window allowing plenty of natural light while enjoying an outlook towards the front elevation. The room offers ample space for furniture and is finished with carpeted flooring, decorative coving and a ceiling light point, creating a comfortable and inviting reception space.

### LIVING ROOM 13'8" x 13'3" (4.17m x 4.04m)

A spacious and well presented living room positioned to the rear of the property, offering ample room for both lounge and dining furniture. The room features a charming fireplace with decorative surround, carpeted flooring and ceiling light point, creating a warm and inviting space ideal for relaxing or entertaining. A UPVC double glazed window allows natural light to flow into the room, while a door provides access through to the kitchen. The room also benefits from a useful under-stairs storage cupboard.

### KITCHEN 6'6" x 9'2" (1.99m x 2.81m)

Fitted with a range of modern wall and base units with contrasting working surfaces over, incorporating a stainless steel sink with mixer tap. The kitchen benefits from integrated appliances including an electric oven with electric hob and extractor hood over, along with space for additional appliances. The room is finished with recessed ceiling spotlights, tiled flooring and a UPVC double glazed window overlooking the rear yard. A UPVC door also provides direct access out to the rear yard.

## FIRST FLOOR / LANDING

### BEDROOM ONE 13'10" x 10'9" (4.22m x 3.30m)

A well proportioned double bedroom positioned at the front of the property, having a UPVC double glazed window allowing plenty of natural light while enjoying an outlook towards the front elevation. The room offers ample space for bedroom furniture and is finished with carpeted flooring and a ceiling light point, creating a comfortable and relaxing space.

### BEDROOM TWO 6'10" x 10'10" (2.09m x 3.31m)

A comfortable bedroom positioned to the rear of the property, having a UPVC double glazed window allowing natural light while enjoying an outlook towards the rear elevation. The room offers space for bedroom furniture and is finished with carpeted flooring and a ceiling light point.

### BATHROOM 5'3" x 10'9" (1.61m x 3.28m)

Fitted with a modern four-piece bathroom suite comprising a panelled bath with mixer tap, a walk-in shower with glass screen and rainfall shower head, a pedestal wash hand basin and a low level WC. The room also benefits from a UPVC double glazed frosted window to the rear elevation allowing natural light, along with tiled flooring, partially tiled walls, a wall mounted storage cupboard and a radiator.

## SECOND FLOOR

### ATTIC ROOM 12'3" x 13'4" (3.75m x 4.08m)

A useful attic room accessed via a staircase from the first floor landing, offering a versatile space which could be used as a home office, hobbies room or occasional bedroom. The room benefits from a Velux roof window allowing natural light, along with carpeted flooring and a ceiling light point.

### 360 DEGREE VIRTUAL TOUR

<https://tour.gjraffe360.com/skipton-roadcolne>

## LOCATION

Situated on Skipton Road in Colne, the property enjoys a convenient position within comfortable walking distance of Colne town centre, where a variety of shops, cafés, bars and everyday amenities can be found. The area is well served by local schools, public transport links and leisure facilities. Excellent road connections provide easy access to the M65 motorway network, making it ideal for those commuting towards Burnley, Blackburn and beyond, while the nearby countryside offers pleasant walks and outdoor activities.

## PUBLISHING

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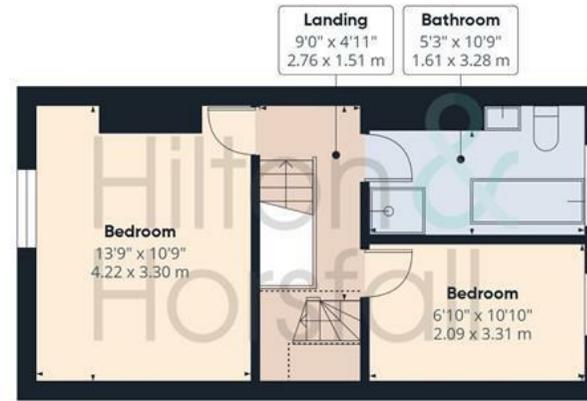


## OUTSIDE

To the front of the property is a forecourt area set back from the pavement with steps leading up to the entrance door. To the rear is an enclosed yard with gated access, offering a low maintenance outdoor space and providing access to a useful storage shed, ideal for storing bikes, tools or general household items.



Ground Floor



Floor 1



Floor 2



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

894 ft<sup>2</sup>

83.1 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

1.5 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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