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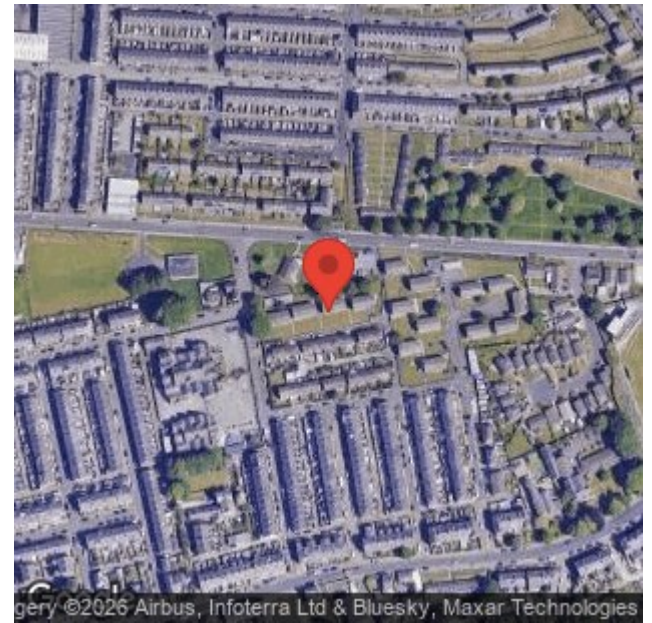
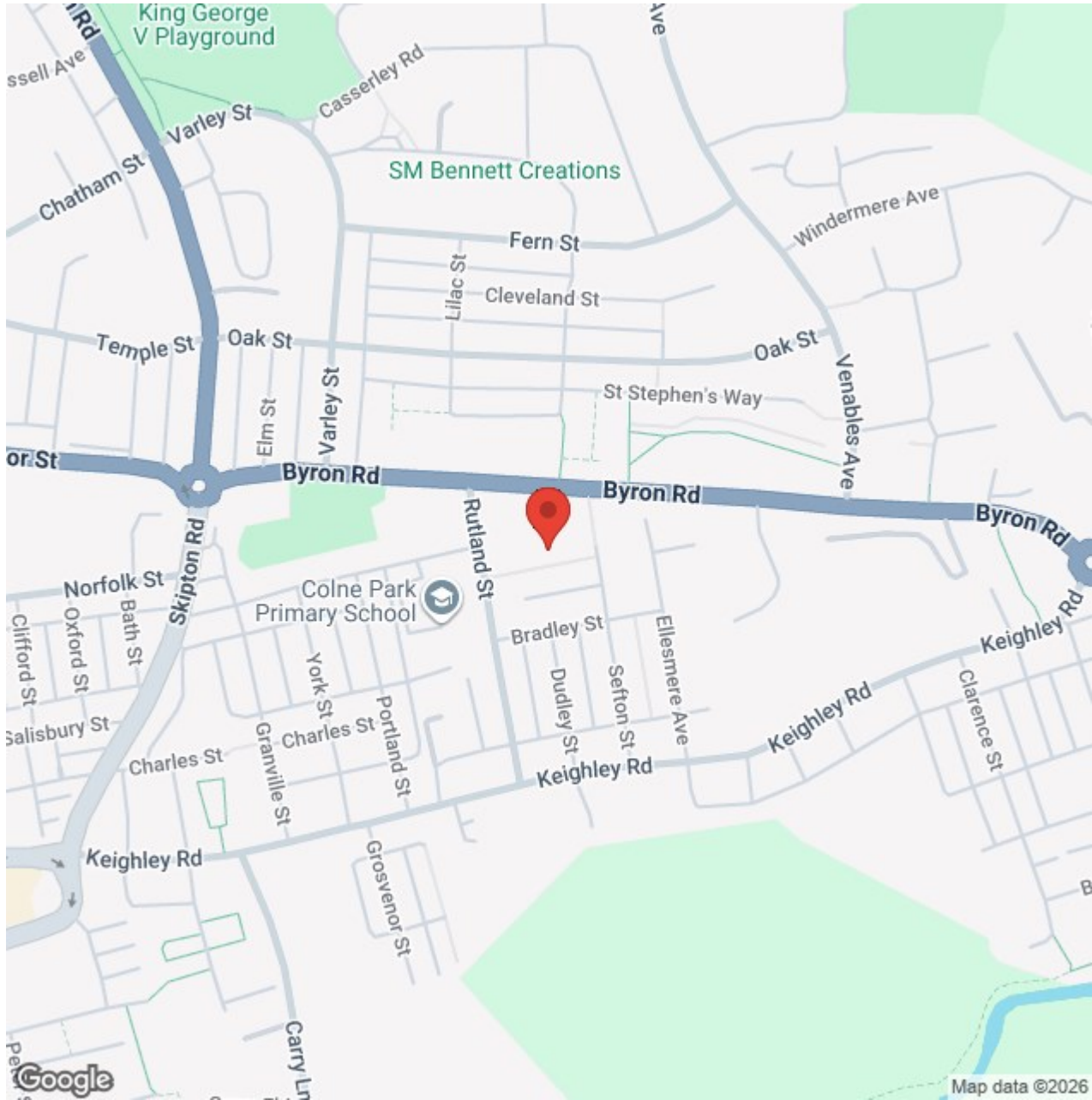
## Stratford Way, Colne

### Offers In The Region Of £205,000

- Mid terrace property
- Four bedrooms
- Stunning open plan dining kitchen
- Utility room & ground floor WC
- Rear garden / sun terrace & driveway

A beautifully presented four bedroom mid terrace home situated on a quiet row in a popular area of Colne. This modern property offers spacious and well laid out accommodation throughout, including a stylish living room with feature media wall, a stunning open plan dining kitchen and the added benefit of a separate utility room and ground floor WC. The current owners have finished the property to a high standard, making it ideal for anyone looking to move straight in. To the first floor are four well proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a low maintenance rear garden with raised seating area, perfect for outdoor entertaining, along with a private driveway providing off road parking. Being sold with no onward chain, this home is ready to buy and would suit a wide range of purchasers.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

A spacious and beautifully presented living room to the front elevation having a uPVC double glazed window, central heating radiator and recessed spot lighting. The room is tastefully decorated in neutral tones and features a modern media wall incorporating an inset electric fire, creating a stylish focal point. There is ample space for a range of furniture, making it an ideal space for relaxing and entertaining.

#### DINING KITCHEN 18'6" x 11'0" (5.65m x 3.36m)

A stunning open plan dining kitchen having a range of modern wall and base units with complementary work surfaces, inset sink with mixer tap and integrated appliances including oven, microwave, hob with extractor over and space for an American style fridge freezer. The room benefits from recessed spot lighting, a central heating radiator and uPVC double glazed window to the rear. There is ample space for a dining table, making it ideal for family living and entertaining, with uPVC double glazed doors leading out to the rear, allowing for plenty of natural light and a seamless connection to the outside space.

#### LAUNDRY ROOM 6'0" x 5'4" (1.83m x 1.64m)

A useful utility room having fitted wall units and work surface space with plumbing for a washing machine and space for a dryer. The room also benefits from a uPVC double glazed

window and external door providing access out to the rear, making it a practical addition for day-to-day living.

#### GROUND FLOOR WC 5'4" x 2'5" (1.64m x 0.75m)

A two-piece suite comprising of a low level WC and wash hand basin, complemented by part tiled walls. A practical ground floor facility.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 9'9" x 15'10" (2.99m x 4.84m)

A generous double bedroom to the rear elevation having a uPVC double glazed window, central heating radiator and recessed spot lighting. The room is well presented in neutral tones and offers ample space for bedroom furniture, creating a comfortable and relaxing environment.

#### BEDROOM TWO 9'10" x 11'3" (3.00m x 3.44m)

A well proportioned double bedroom to the rear elevation having a uPVC double glazed window and central heating radiator. The room offers space for bedroom furniture and benefits from a useful built-in storage cupboard, making it both practical and versatile.

#### BEDROOM THREE 8'5" x 7'8" (2.59m x 2.34m)

A well presented bedroom having a uPVC double glazed window and central heating radiator. The room offers space for bedroom furniture and would make an ideal child's bedroom, guest room or home office.

#### BEDROOM FOUR 8'4" x 8'3" (2.55m x 2.53m)

A further bedroom to the front elevation having a uPVC double glazed window and central heating radiator. The room would make an ideal nursery, dressing room or home office, offering flexibility to suit a variety of needs.

#### BATHROOM 5'4" x 6'4" (1.64m x 1.95m)

A modern and stylish three-piece bathroom suite comprising of a panelled bath with shower over and glass screen, low level WC and a contemporary vanity sink unit. The room is finished with quality wall panelling, recessed spot lighting and a uPVC double glazed window to the front, creating a bright and luxurious space.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/stratford-way-colne>

### LOCATION

Situated on a quiet row within a popular residential area of Colne, this property is conveniently located close to a range of local amenities including shops, schools and transport links. Colne town centre is within easy reach, offering a wider selection of facilities, whilst nearby access to the M65 motorway network provides excellent connectivity to neighbouring towns and cities. The surrounding countryside is also just a short distance away, ideal for those who enjoy outdoor walks and scenic surroundings.

### 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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## OUTSIDE

Externally to the front is a low maintenance forecourt garden enclosed by a timber picket fence, providing a pleasant outlook and added kerb appeal. To the rear is a well-presented, low maintenance garden with a raised artificial lawn and flagged patio area, ideal for outside seating and entertaining. There is also the added benefit of a useful storage outbuilding and a private driveway providing off-road parking.



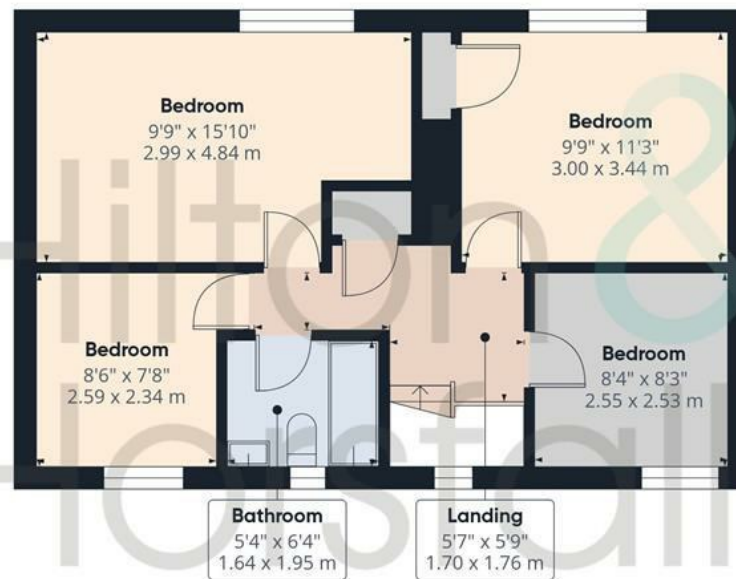


Ground Floor

Approximate total area<sup>m</sup>

994 ft<sup>2</sup>

92.4 m<sup>2</sup>



Floor 1



(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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