



Hilton &
Horsfall

BB8 OSU

Duke Street, Colne

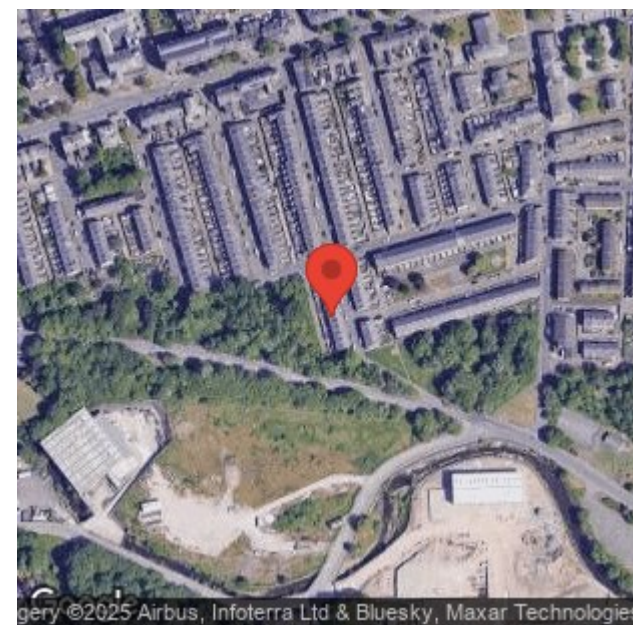
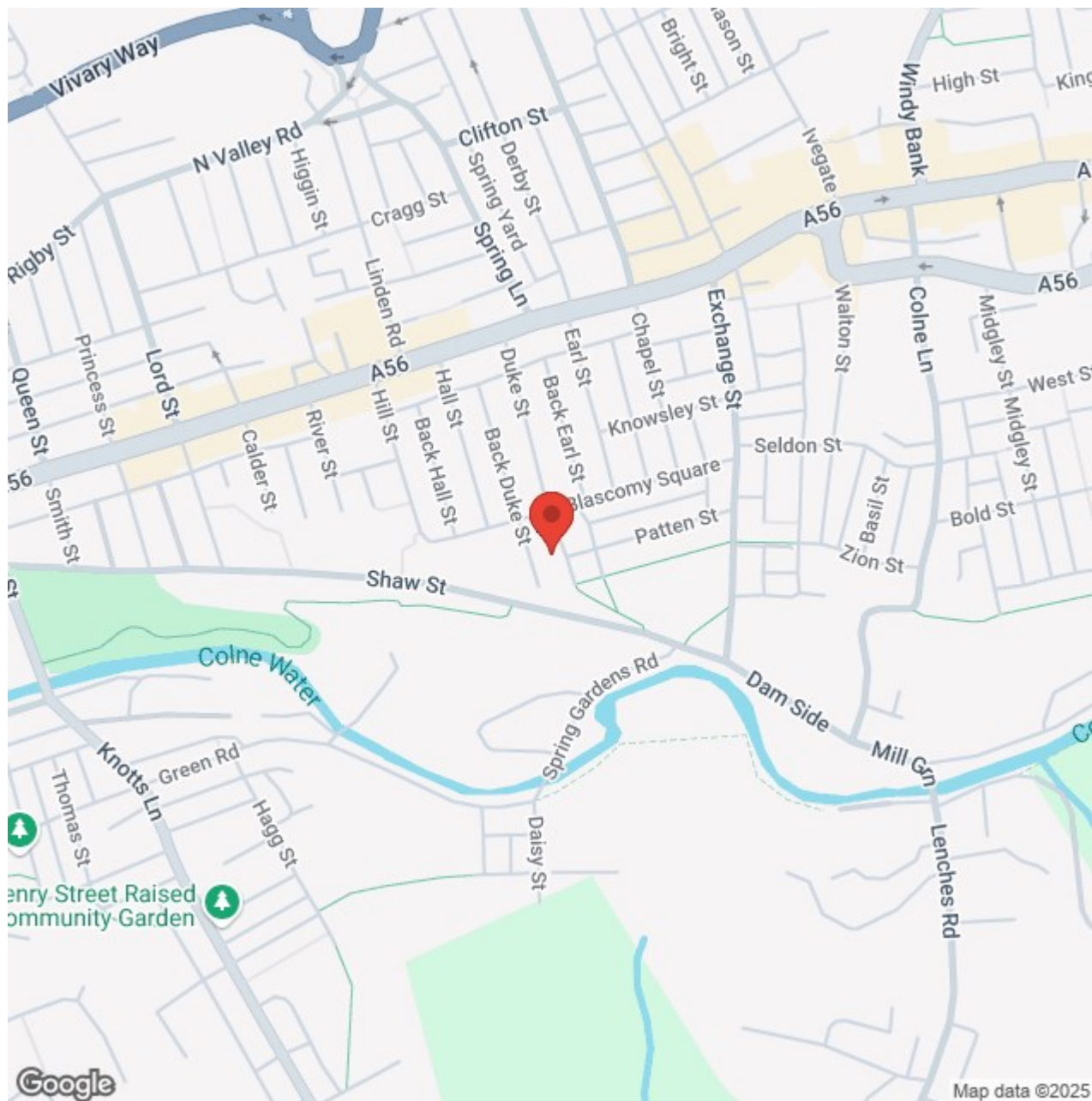
£750 PCM

- NEWLEY REFERBISHED • THREE BEDROOMS • SOUGHT AFTER AREA • MID TERRACED • IDEAL FOR FIRST TIME BUYER OR INVESTORS • PRIVATE REAR YARD

A brilliant opportunity to rent this THREE bedroomed mid terraced dwelling in a popular area of Colne which has just been newly refurbished. Situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn, Manchester and beyond. This property affords many noteworthy features throughout and briefly comprises of: a family sized living room and a modern fitted kitchen.

To the first floor / landing you will find three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the rear is a private flagged yard. Early viewings are advised. Council Tax Band A. Freehold.







Lancashire

A brilliant opportunity to rent this THREE bedroomed mid terraced dwelling in a popular area of Colne which has just been newly refurbished. Situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn, Manchester and beyond. This property affords many noteworthy features throughout and briefly comprises of: a family sized living room and a modern fitted kitchen. To the first floor / landing you will find three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the rear is a private flagged yard. Early viewings are advised. Council Tax Band A. Freehold.

ENTRANCE

With a uPVC double glazed door leading to:

LIVING ROOM 14'7" x 14'3" (4.46 x 4.36)

A family sized living room with a gas fire set within a feature fire place, 1x radiator and a uPVC double glazed window to the front elevation.

KITCHEN 9'7" x 14'4" (2.94 x 4.39)

A modern fitted kitchen with plumbing for a washing machine, built in breakfast bar, 1x radiator, wood effect flooring, under stairs storage, uPVC double glazed window to the rear elevation and a uPVC door leading to the rear yard. The kitchen also houses the new combi boiler.

FIRST FLOOR / LANDING

BEDROOM ONE 14'9" x 7'1" (4.50 x 2.17)

A bedroom of double proportion with ample space for bedroom furniture, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO 9'7" x 9'4" (2.94 x 2.85)

Another bedroom of double proportion with a built in storage cupboard, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM THREE 11'8" x 7'0" (3.56 x 2.14)

A good sized single bedroom with 1x radiator and a uPVC double glazed window to the front elevation.

BATHROOM 6'6" x 4'10" (2.00 x 1.49)

A three piece suite with a panelled bath and shower over, push button w.c, pedestal sink with hot and cold taps, partially tiled walls, wood effect flooring and a frosted uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the rear is a private flagged yard.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/duke-st-colne>

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.

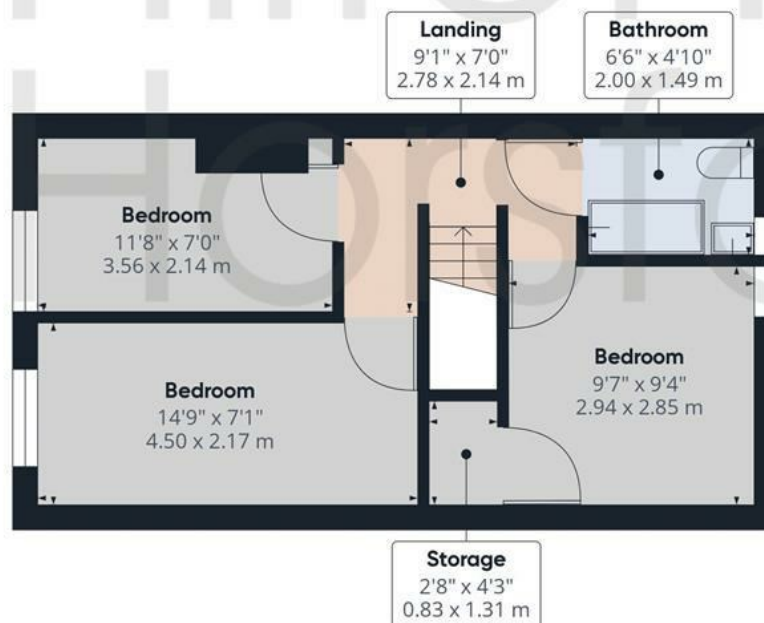
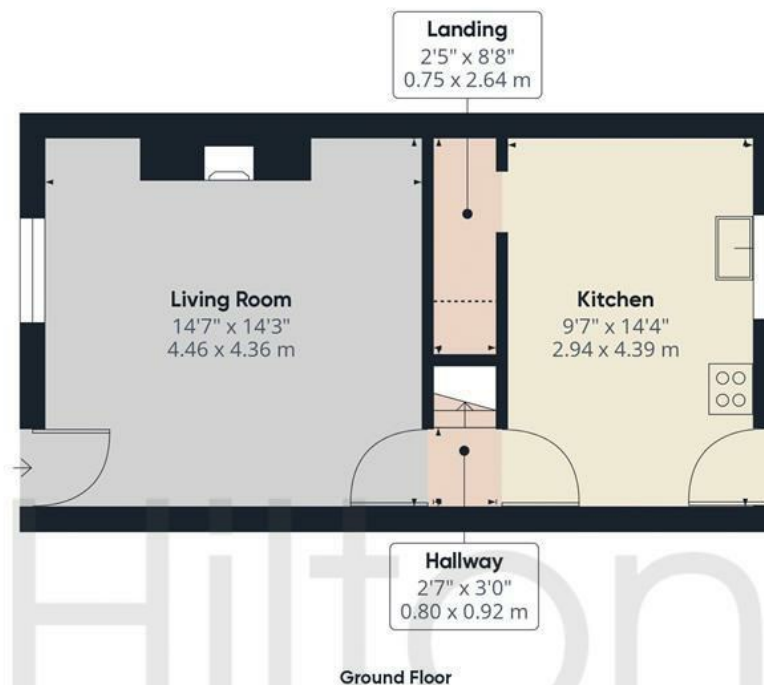


BB8 OSU

OUTSIDE

Externally to the rear is a
private flagged yard.





Approximate total area⁽¹⁾

751.43 ft²

69.81 m²

Reduced headroom

4.74 ft²

0.44 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)