



Hilton &
Horsfall

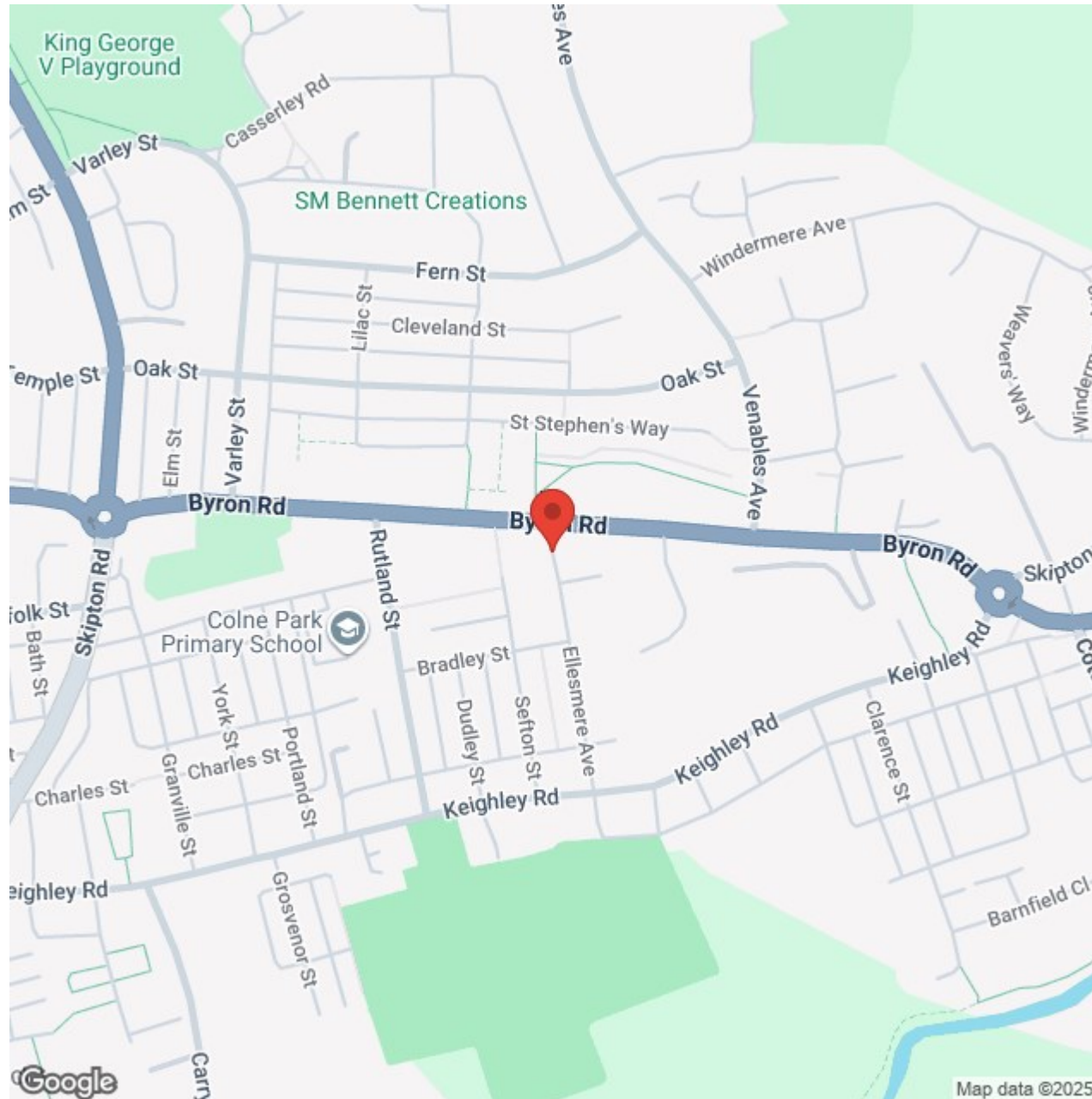
BB8 0QR

Ellesmere Avenue, Colne

£850 PCM

A fantastic opportunity to rent this beautifully presented 3 bedroom terraced property in the heart of the popular town of Colne. Located closely to network links like the M65 motorway providing access through to neighbouring towns / cities, schools and restaurants / bars. This stunning dwelling briefly comprises of: a spacious family sized living room, bespoke kitchen / diner, airing cupboard and ideal utility room. To the first floor you will find 3 well proportioned bedrooms and a 3 piece modern bathroom suite. Externally to the front of the property there is an enclosed forecourt and to the rear there is a nicely spaced yard. An ideal property for a first time buyer or small family. Early viewings are advised as this is not one to be missed. Council Tax Band A.







Lancashire

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MAIN DESCRIPTION

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GROUND FLOOR

On the ground floor you will find a family-sized living room, bespoke kitchen / diner, airing cupboard and utility room.

LIVING ROOM 16'7" x 13'4" (max dimensions) (5.061m x 4.084m (max dimensions))

A spacious family sized living room with bay fronted uPVC windows, a feature wall with tv point and electric fire, wood effect flooring, modern radiator, recessed LED spotlights into the eaves of the feature wall and ample space for dining furniture.

KITCHEN / DINER 19'0" x 9'2" (5.804m x 2.805m)

A newly bespoke kitchen diner with ample room for dining furniture, with fitted wall and base units with contrasting worktops, breakfast bar, under counter recessed LED spotlights and inbuilt ceiling speakers, wood effect flooring, chrome extractor hood, chrome mixer and instant boiling water tap. Boasting a range of integrated appliances: Lamond 4 piece electric hob, Beko oven and microwave, 60/40 fridge / freezer and dishwasher. With uPVC patio doors leading through to the rear yard.

UTILITY ROOM 5'10" x 8'4" (max dimensions) (1.792m x 2.542m (max dimensions))

A useful room with built in shelving, plumbing for a washing machine and tumble dryer, space for a single fridge / freezer, baxi boiler, anthracite heated towel rack, recessed LED spotlights, storage cupboard and uPVC window to the rear.

FIRST FLOOR / LANDING

With an open balustrade staircase leading to the first floor with recessed LED spotlights you will find three bedrooms of double proportions and a 3 piece modern bathroom suite.

BEDROOM ONE 13'11" x 11'8" (4.248m x 3.568m)

A room of double proportions with inbuilt wardrobes with recessed LED spotlights above, 1x stelrad radiator, and uPVC windows to the front elevation.

BEDROOM TWO 13'2" x 9'3" (4.032m x 2.822m)

Another room of double proportions with recessed LED spotlights, 1x radiator and uPVC windows to the rear elevation.

BEDROOM THREE 9'7" x 8'9" (2.932m x 2.689m)

A room of single proportions with recessed LED spotlights, 1x radiator, storage cupboards, loft hatch with retractable ladder and uPVC windows to the front elevation.

BATHROOM

A modern 3 piece bathroom suite comprising of: under floor heating, recessed LED spotlights, part tiled walls, push button w.c, shower with glass screen and rainfall shower head, heated anthracite towel rack, air extraction fan and frosted uPVC windows to the rear elevation.

EXTERNAL

Externally to the rear of the property you will find uPVC patio doors leading out from the kitchen to a flagged yard with outside lighting and full outside electrics. To the front of the property you will find an enclosed forecourt.

PUBLISHING

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OUTSIDE

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