



Hilton &
Horsfall

BB8 9JJ

Oxford Street, Colne

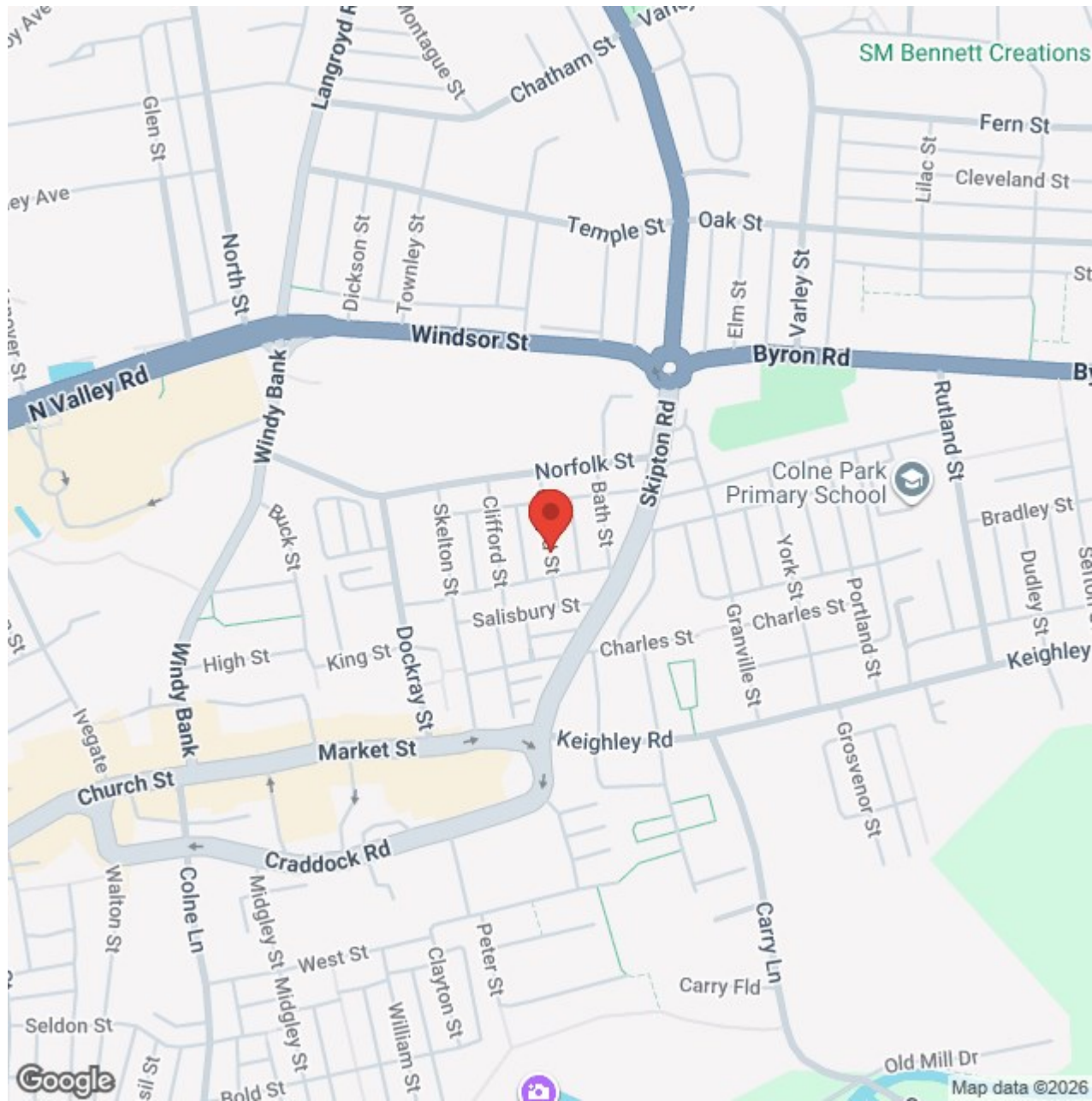
Offers In The Region Of £129,950

- Two well-presented bedrooms
- Stylish fitted kitchen with modern units
- Spacious dining room and cosy living room with log burner
- Contemporary three-piece bathroom suite
- Enclosed rear courtyard with storage shed
- Convenient Colne location close to schools and amenities

Nestled in a convenient and popular area of Colne, this beautifully presented two-bedroom mid-terrace home offers a perfect blend of character and modern living. The property has been tastefully decorated throughout, providing a stylish and comfortable space ideal for first-time buyers, downsizers or investors alike.

Internally, the accommodation briefly comprises a welcoming living room with a feature log-burning stove, a spacious dining room, a contemporary fitted kitchen, two well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property benefits from an enclosed rear courtyard with a storage shed. Situated close to local schools, shops, transport links and amenities, this home is ready to move straight into and enjoy.







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Lancashire

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GROUND FLOOR

With a uPVC front door opening into:

LIVING ROOM 13'0" x 12'9" (3.97m x 3.91m)

A beautifully presented reception room offering an inviting and homely feel. The space features a stylish feature wall with a wood-burning stove set within a chimney breast, complemented by a rustic timber mantel and a handy alcove log store. The large front-facing window allows plenty of natural light to flow through, creating a bright and welcoming atmosphere. Finished with a soft neutral décor, plush carpet flooring, and a ceiling-mounted light fitting, this room provides the perfect setting for relaxing or entertaining.

DINING ROOM 9'8" x 13'8" (2.96m x 4.17m)

A stylish and versatile dining area positioned at the heart of the home, ideal for family meals or entertaining guests. This beautifully presented space features contemporary décor, wood-effect flooring, and a large window that fills the room with natural light. There's ample space for a dining table and chairs, along with wall-mounted lighting and a radiator for year-round comfort. The room flows seamlessly through to the adjoining kitchen, enhancing the sense of space and connection throughout the ground floor.

KITCHEN 7'8" x 5'10" (2.35m x 1.78m)

A sleek and contemporary kitchen fitted with a range of high-gloss wall and base units with complementary wood-effect work surfaces and metro-style tiled splashbacks. The layout provides excellent functionality, featuring an integrated oven and microwave, electric hob with extractor, stainless steel sink with mixer tap, and space for additional appliances. A skylight enhances the sense of light and space, while LED accent lighting adds a stylish modern touch. A uPVC rear door provides direct access to the enclosed courtyard, making this a practical and attractive area for everyday living.

FIRST FLOOR / LANDING

With access to the roof space via a loft hatch.

BEDROOM ONE 14'0" x 13'0" (4.28m x 3.98m)

A generous double bedroom positioned to the front elevation, offering an abundance of natural light through a large uPVC window. The room is beautifully decorated in soft neutral tones with plush fitted carpet and ample space for bedroom furniture. Built-in sliding wardrobes provide excellent storage, while the overall layout maintains a calm and restful atmosphere—ideal for relaxation at the end of the day.

BEDROOM TWO 9'10" x 6'10" (3.02m x 2.09m)

Positioned to the rear elevation, this well-proportioned second bedroom offers flexibility for a variety of uses. Currently utilised as a home office, it would also make an ideal guest room, nursery or dressing room. The space benefits from neutral décor, a fitted carpet, and a uPVC window allowing plenty of natural light to fill the room.

BATHROOM 7'1" x 5'8" (2.16m x 1.73m)

A modern three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, a pedestal wash basin, and a low-level WC. The room is fully tiled in neutral tones with a feature tile surround, complemented by wood-effect flooring and a chrome heated towel rail. A frosted uPVC window to the rear provides privacy while allowing in natural light, completing this stylish and functional space.

EXTERNALLY

Externally to the rear is an enclosed and well kept stone flagged yard with a wooden storage shed. A superb outdoor space to be enjoyed during the summer months.

360 DEGREE VIRTUAL TOUR

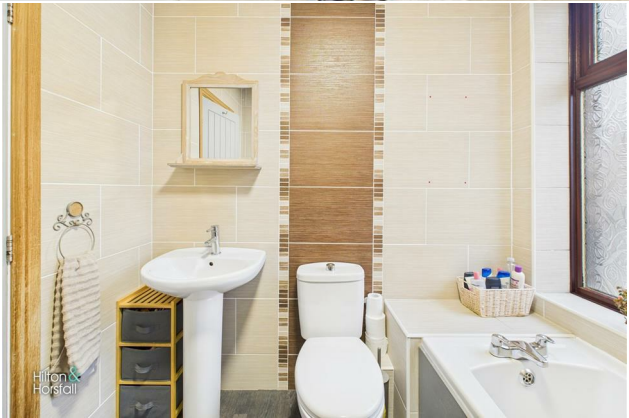
<https://tour.giraffe360.com/oxford-street-colne>

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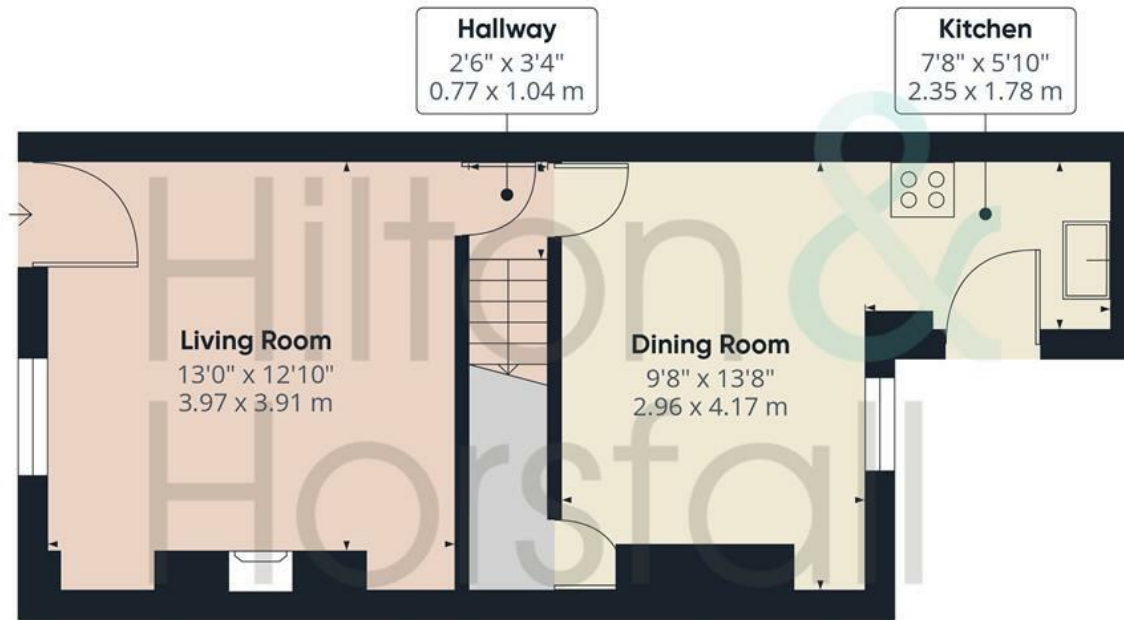
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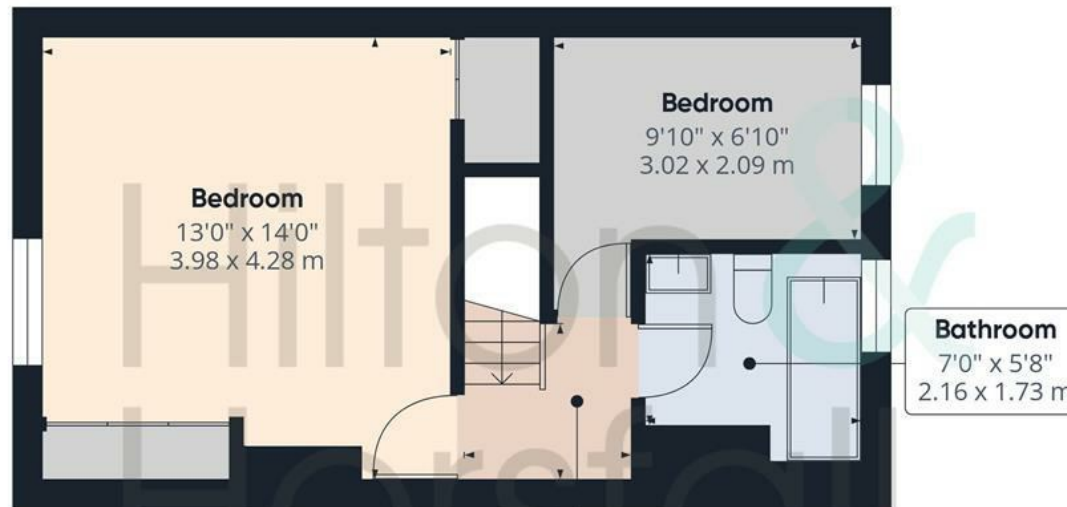
OUTSIDE

Externally to the rear is an enclosed and well kept stone flagged yard with a wooden storage shed. A superb outdoor space to be enjoyed during the summer months.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

719 ft²
66.8 m²

(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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