







BB8 ONX

## Skipton Road, Colne

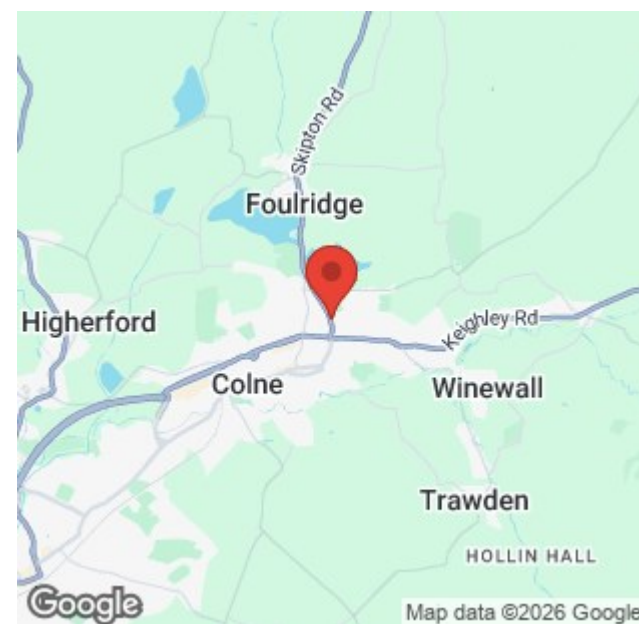
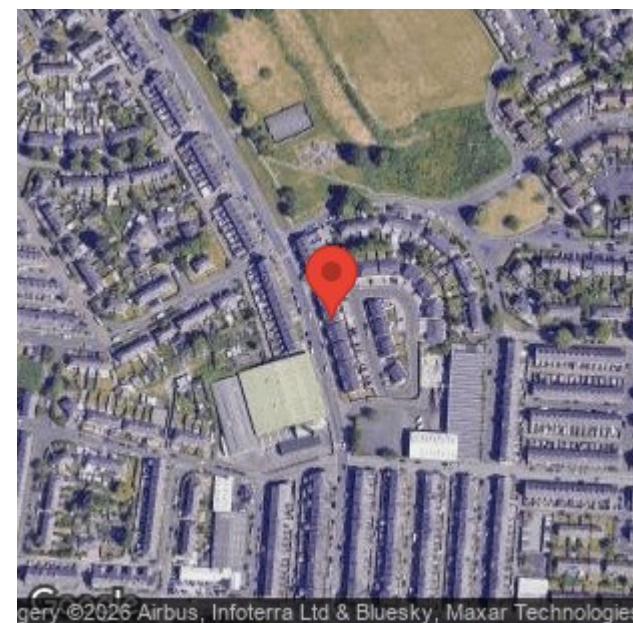
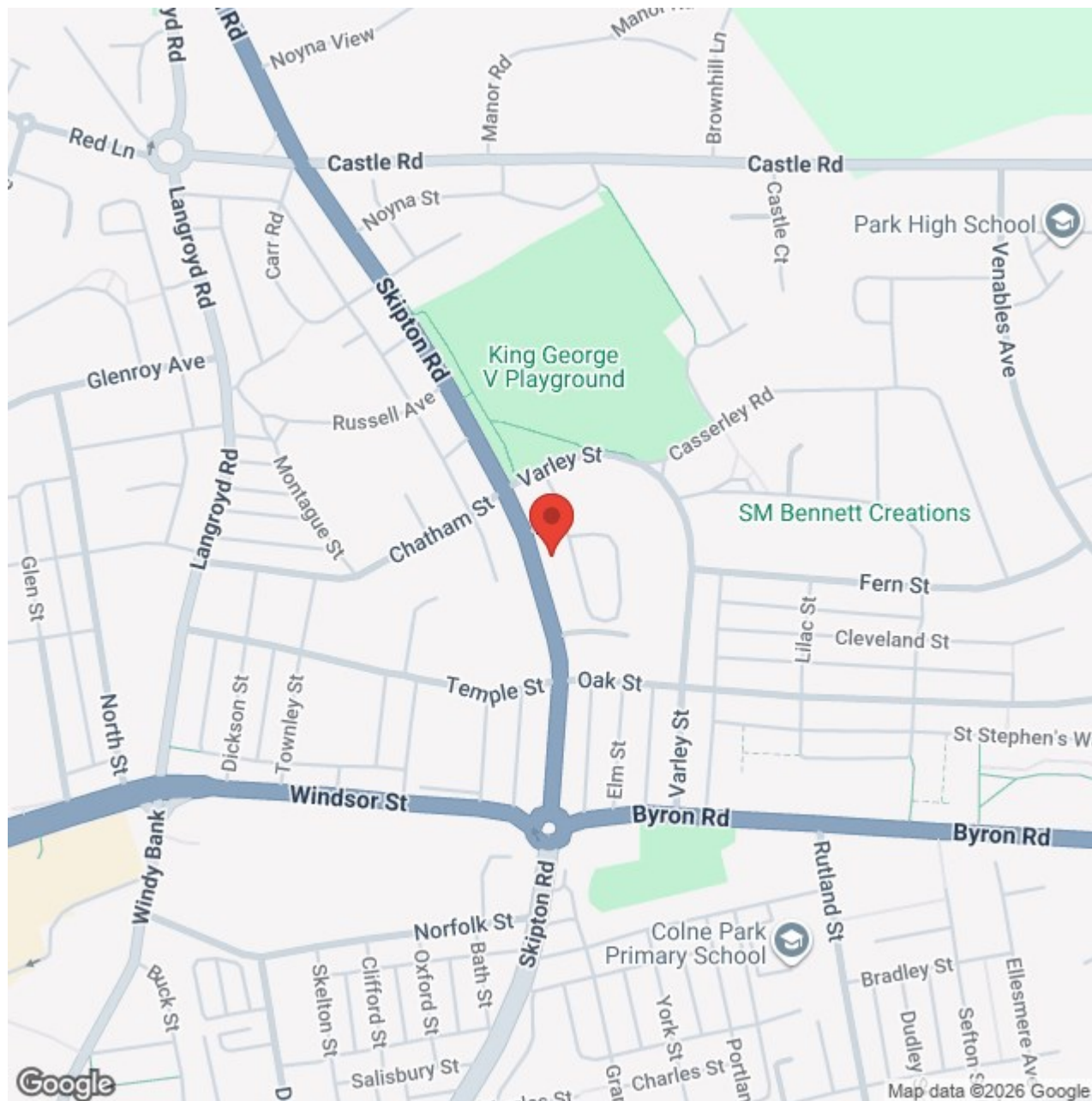
### Offers In The Region Of £220,000

- End property of four with modern, stylish presentation
- Spacious open-plan living area and upgraded dining kitchen
- Three well-proportioned bedrooms including fitted wardrobes to bedroom one
- Contemporary bathroom with walk-in rainfall shower and tiled floor
- Enclosed rear patio, garden shed and off-road parking for two cars
- Extensive upgrades including integrated appliances, security cameras and boarded loft

Hilton & Horsfall are delighted to bring to the market this beautifully presented and significantly upgraded three-bedroom modern home, positioned at the end of a row of four on Skipton Road in Colne. Offering spacious open-plan living, high-quality finishes and a range of premium enhancements made by the current owner, the property provides a truly move-in-ready opportunity and is available with no onward chain. The ground floor features a generous open-plan living area and dining kitchen, upgraded with full splashbacks, an integrated double oven, integrated microwave with additional cupboard, induction hob, integrated fridge freezer, integrated washer, condenser dryer and a sleek upgraded black sink. French doors lead out to the rear patio, and there is also a handy ground floor WC. To the first floor are three well-proportioned bedrooms, including a front-facing double with fitted wardrobes, along with a stylish contemporary bathroom boasting a walk-in rainfall shower, handheld wand and tiled flooring. Additional enhancements include chrome sockets and switches throughout, extra aerial points for wall-mounted TVs, boarded loft with fitted ladder and lighting, upgraded airing cupboard storage, security cameras front and rear, and improved under-stairs storage with shelving, coat hooks and extra power points. Externally, the property enjoys a low-maintenance stoned forecourt to the front, an enclosed rear patio with a garden shed, outside tap, outside double socket and a locked rear gate, plus off-road parking for two vehicles directly behind the property. Stylish, modern and exceptionally well cared for, this is an ideal home for first-time buyers, families or downsizers seeking convenience, comfort and quality.











# Lancashire

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## GROUND FLOOR

### ENTRANCE HALL

#### GROUND FLOOR WC 6'4" x 4'3" (1.94m x 1.31m)

A convenient ground floor cloakroom fitted with a modern low-flush WC and wash basin, complete with chrome fittings and neutral décor. Positioned just off the entrance hall, it provides a practical addition for guests and everyday family use, complementing the home's contemporary and well-planned layout.

#### LIVING AREA / DINING KITCHEN 31'1" x 16'9" (9.49m x 5.12m)

The superb open-plan living area and dining kitchen offers a bright, spacious and contemporary setting, ideal for modern family living and entertaining. The living area is finished with plush carpeting, chrome sockets and an additional aerial point for a wall-mounted TV, while the stylish upgraded kitchen features two-tone cabinetry, contrasting work surfaces and full splashbacks, along with a comprehensive range of integrated appliances including a microwave with extra cupboard, double oven, induction hob, fridge freezer, washer and condenser dryer. The sink has been upgraded to a sleek black composite design, and a generous breakfast bar provides extra seating and preparation space. The dining area

comfortably accommodates a family table and enjoys French doors opening onto the rear patio, creating a seamless indoor-outdoor flow. Completing the space, the under-stairs cupboard offers fitted shelving, coat hooks and additional chrome sockets.

### FIRST FLOOR / LANDING

A bright and welcoming landing area providing access to all three bedrooms and the family bathroom. Finished with soft carpeting and neutral décor, the space also includes a useful built-in cupboard positioned over the stairs, offering additional household storage. A hatch provides access to the loft, which has been upgraded with boarding, a fitted ladder and lighting.

#### BEDROOM ONE 13'2" x 8'8" (4.03m x 2.66m)

A bright and generously sized double bedroom positioned to the front of the property, featuring a wide multi-window aspect that allows excellent natural light to flood the room. This stylish space benefits from plush carpeting, modern décor and chrome sockets, and has been further enhanced with high-quality built-in wardrobes offering superb hanging and storage capacity. A calming and well-proportioned room ideal as the main bedroom.

#### BEDROOM TWO 15'5" x 8'7" (4.71m x 2.64m)

A spacious and well-proportioned double bedroom positioned to the rear of the property, enjoying an elevated outlook over neighbouring rooftops and trees. Finished with soft carpeting and neutral décor, the room offers excellent versatility as a guest bedroom, teenager's room or secondary master. The space includes chrome sockets and has also been upgraded with an additional aerial point for a wall-mounted TV, ideal for a clean and modern setup.

#### BEDROOM THREE 10'6" x 7'9" (3.22m x 2.37m)

A versatile third bedroom positioned to the rear of the property, currently utilised as a home office and hobby room. The space is finished with upgraded tiled flooring (a rare enhancement for a bedroom), neutral décor and chrome sockets, making it practical for a variety of uses including a workspace, nursery or dressing room. A rear-facing window provides pleasant natural light, and the room benefits from a flexible layout that can easily be adapted to suit individual needs.

#### BATHROOM 5'6" x 7'10" (1.69m x 2.40m)

A beautifully upgraded modern bathroom featuring a stylish walk-in shower with a rainfall shower head and separate handheld wand, complemented by a fitted shower basket and high-quality tiled flooring. The space is finished with contemporary wall tiling, a sleek pedestal wash basin, low-flush WC, chrome fixtures and recessed lighting. A frosted window provides privacy while allowing natural light to fill the room, resulting in a clean and refined finish.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/skiptonrdcolne>

### LOCATION

Perfectly positioned on Skipton Road in Colne, the property enjoys excellent access to a wide range of local amenities, travel links and outdoor spaces. Colne town centre is just a short distance away, offering supermarkets, cafés, shops and everyday conveniences, while several schools and nurseries are within easy reach, making the area ideal for families. Beautiful countryside walks, including routes around Lake Burwain and the surrounding hills, are close by for those who enjoy the outdoors. Transport connections are superb, with regular bus routes along Skipton Road, Colne railway station nearby, and swift access to the M65 motorway network for commuting towards Burnley, Preston and beyond.

### PUBLISHING

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### 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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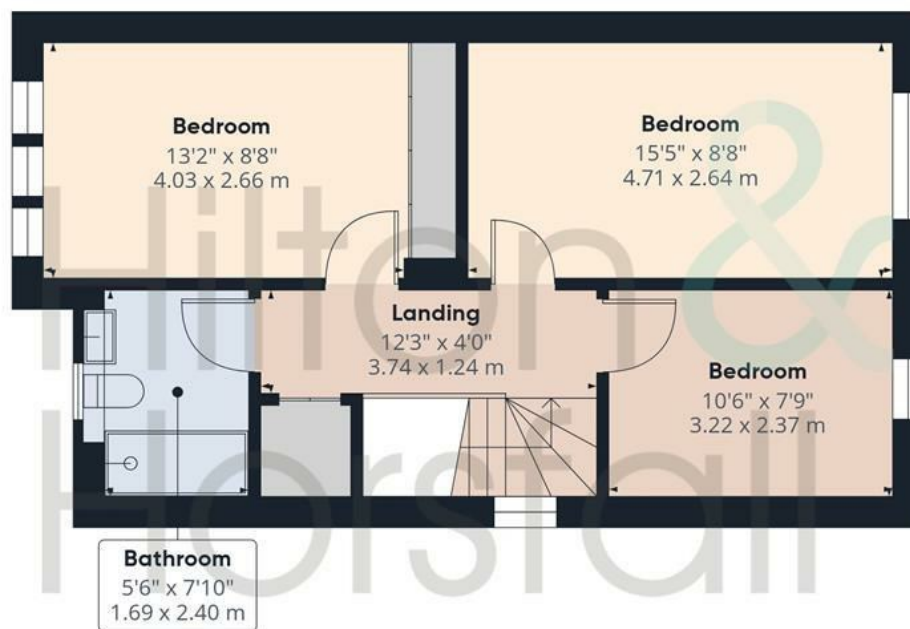
## OUTSIDE

The property enjoys a well-presented exterior, set at the end of a modern row of four, with a low-maintenance stoned forecourt to the front and secure gated access to the rear.

The enclosed rear garden has been fully paved to create a private and practical seating area, complete with a timber garden shed, an outside tap, outside double electric socket and a lock fitted to the rear gate for added security. Beyond the garden is a private parking area providing off-road parking for two vehicles, offering excellent convenience for residents. Security cameras are installed to both the front and rear elevations.



Ground Floor



Floor 1



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

973 ft<sup>2</sup>

90.4 m<sup>2</sup>

(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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