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BB8 0LX

Portland Street, Colne
Offers In The Region Of £125,000

• Two-bedroom stone-built terrace • Two spacious reception rooms • Generous principal bedroom • Useful walk-in wardrobe • Stylish three-piece bathroom • Enclosed rear courtyard garden

A beautifully presented two-bedroom stone-built mid-terrace offering spacious and characterful accommodation arranged over two floors. The ground floor includes a welcoming entrance hallway, a bright sitting room to the front, a generous living room to the rear with space for dining, and a fitted kitchen overlooking the courtyard. To the first floor are two bedrooms, including a particularly spacious principal bedroom, together with a stylish three-piece bathroom and access to a walk-in wardrobe Externally, the property benefits from an enclosed rear courtyard garden with established planting and gated access, while its convenient Colne location places shops, schools, transport links and everyday amenities within easy reach.

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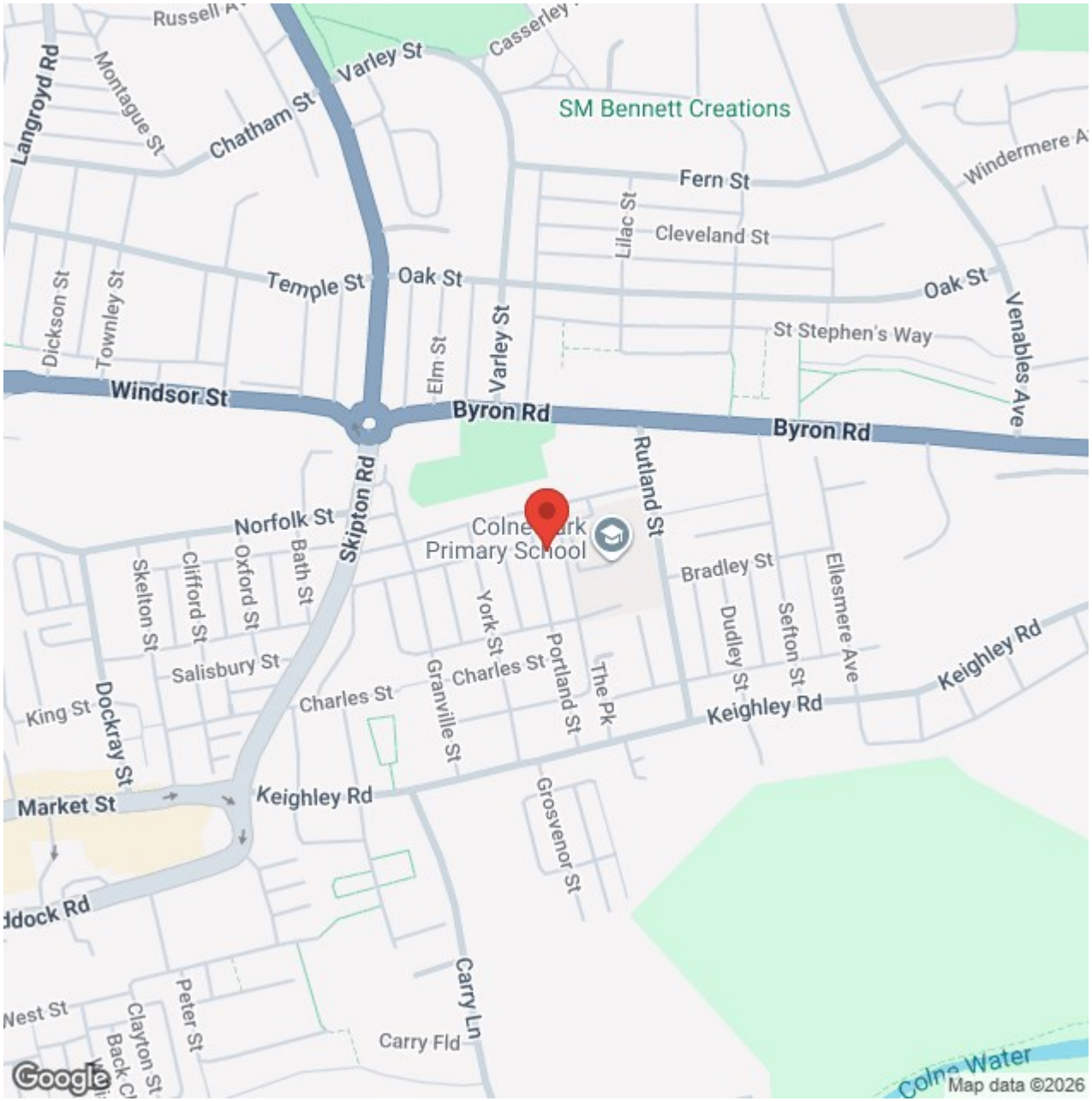
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Venables Ave
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Townley St
St Stephen's Way
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Varley St
Windsor St
Byron Rd
Byron Rd
Rutland St
Skipton Rd
Norfolk St
Colne Park
Primary School
Bradley St
Ellesmere Ave
Skelton St
Clifford St
Oxford St
Bath St
York St
Portland St
The Pk
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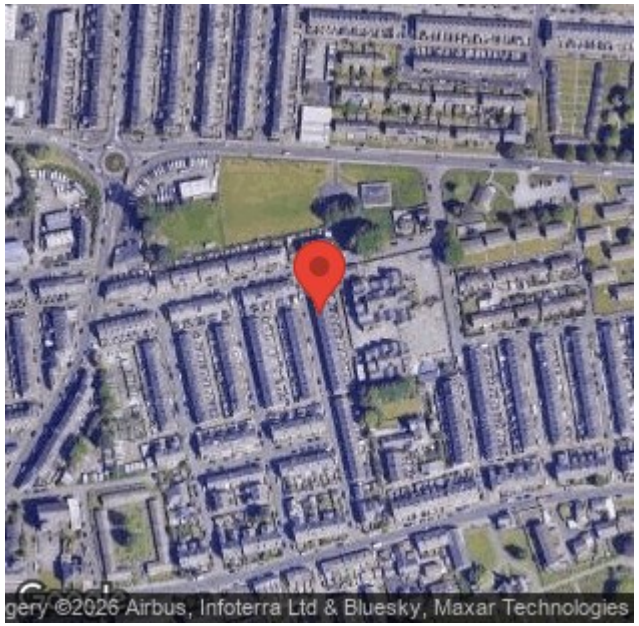
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Lancashire

A beautifully presented two-bedroom stone-built mid-terrace offering spacious and characterful accommodation arranged over two floors. The ground floor includes a welcoming entrance hallway, a bright sitting room to the front, a generous living room to the rear with space for dining, and a fitted kitchen overlooking the courtyard. To the first floor are two bedrooms, including a particularly spacious principal bedroom, together with a stylish three-piece bathroom and access to a walk-in wardrobe Externally, the property benefits from an enclosed rear courtyard garden with established planting and gated access, while its convenient Colne location places shops, schools, transport links and everyday amenities within easy reach.

GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance hallway accessed through a uPVC front door with glazed panels and a matching transom window above. Featuring stripped timber floorboards, a central heating radiator and staircase rising to the first floor, with internal access provided to both reception rooms.

SITTING ROOM 10'5" x 10'4" (3.19m x 3.17m)
A bright and well-presented sitting room positioned to the front of the property, featuring a large uPVC double-glazed window, a recessed fireplace and useful built-in storage. Finished with neutral décor and fitted carpet, the room provides a comfortable second reception space that could also suit use as a home office or snug.

LIVING ROOM 15'6" x 12'9" (4.73m x 3.89m)
A spacious and attractive living room positioned to the rear of the property, featuring stripped timber floorboards, decorative coving and a feature fireplace with timber surround. A large uPVC double-glazed window overlooks the rear courtyard, while a glazed internal door provides access through to the kitchen. There is ample space for both comfortable seating and a dining area.

KITCHEN 6'7" x 10'7" (2.03m x 3.25m)
Fitted with a range of matching wall, base and drawer units, complementary work surfaces and tiled splashbacks. The kitchen includes a stainless-steel sink, integrated oven, gas hob with extractor above and space for additional appliances. Further features include tiled flooring, recessed ceiling spotlights, a rooflight and a uPVC double-glazed window overlooking the rear courtyard.

FIRST FLOOR / LANDING

BEDROOM ONE 15'2" x 10'6" (4.64m x 3.22m)
A spacious double bedroom positioned to the front of the property, with a large uPVC double-glazed window providing plenty of natural light. Further features include a central heating radiator, fitted carpet and a decorative cast-iron style fireplace.

BEDROOM TWO 7'4" x 10'4" (2.24m x 3.16m)
A well-proportioned second bedroom positioned to the rear of the property, featuring a uPVC double-glazed window, central heating radiator and fitted carpet. The room would suit use as a child's bedroom, guest room or home office.

WALK-IN WARDROBE 4'5" x 4'11" (1.37m x 1.50m)
Accessed independently from the first-floor landing, this useful walk-in wardrobe provides excellent additional storage space.

BATHROOM 7'6" x 10'4" (2.31m x 3.16m)
A spacious and stylish three-piece bathroom comprising a panelled bath with shower above and glazed screen, a wall-mounted wash basin with vanity storage, and a low-level WC. Finished with contemporary wall tiling and wood-effect flooring, with a large uPVC double-glazed window providing plenty of natural light.

360 DEGREE VITUAL TOUR
https://tour.giraffe360.com/portland-street-colne

LOCATION
Situated on Portland Street in Colne, the property is conveniently positioned for access to the town centre and its range of shops, supermarkets, cafés and everyday amenities. Local schools and public transport links are also within easy reach, including Colne railway station, while the nearby M65 provides convenient connections towards Nelson, Burnley, Blackburn and the wider East Lancashire region.

PUBLISHING
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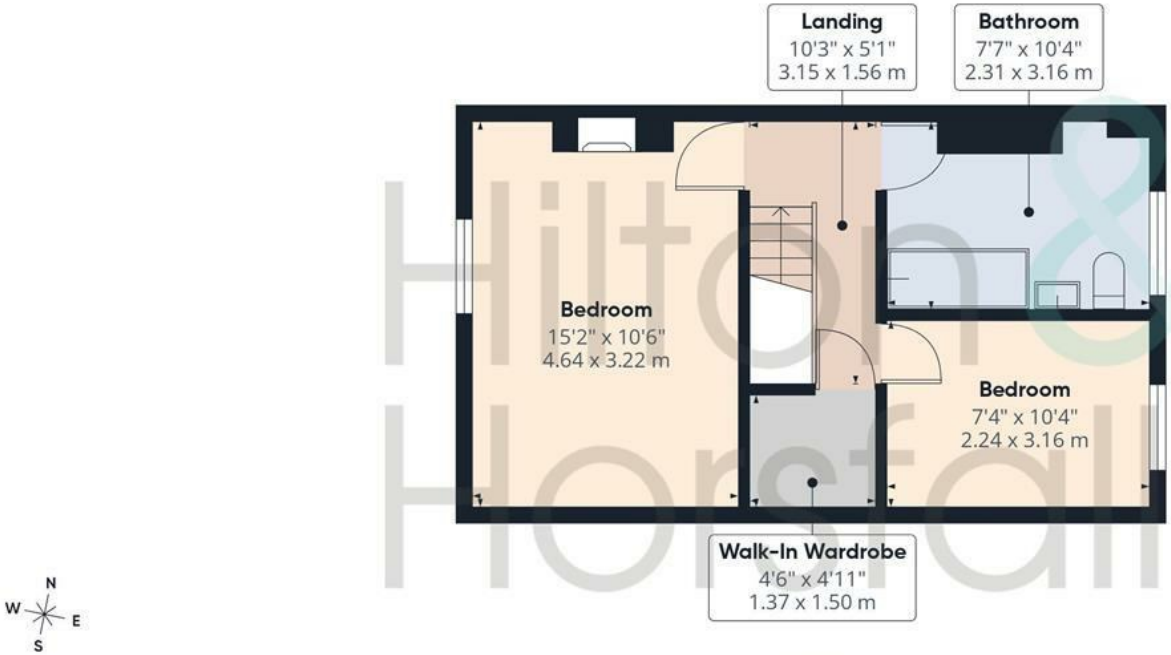
OUTSIDE

Externally, the property occupies a traditional stone-built mid-terrace position with on-street parking available to the front. To the rear is an enclosed courtyard garden with gated access, a paved seating area and an abundance of established plants and shrubs, creating an attractive and surprisingly private outdoor space.

Ground Floor



Floor 1

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Approximate total area(1)

822 ft²

76.2 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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