





Hilton &  
Horsfall



BB8 ONF

## Gordon Street, Colne

### Offers In The Region Of £114,950

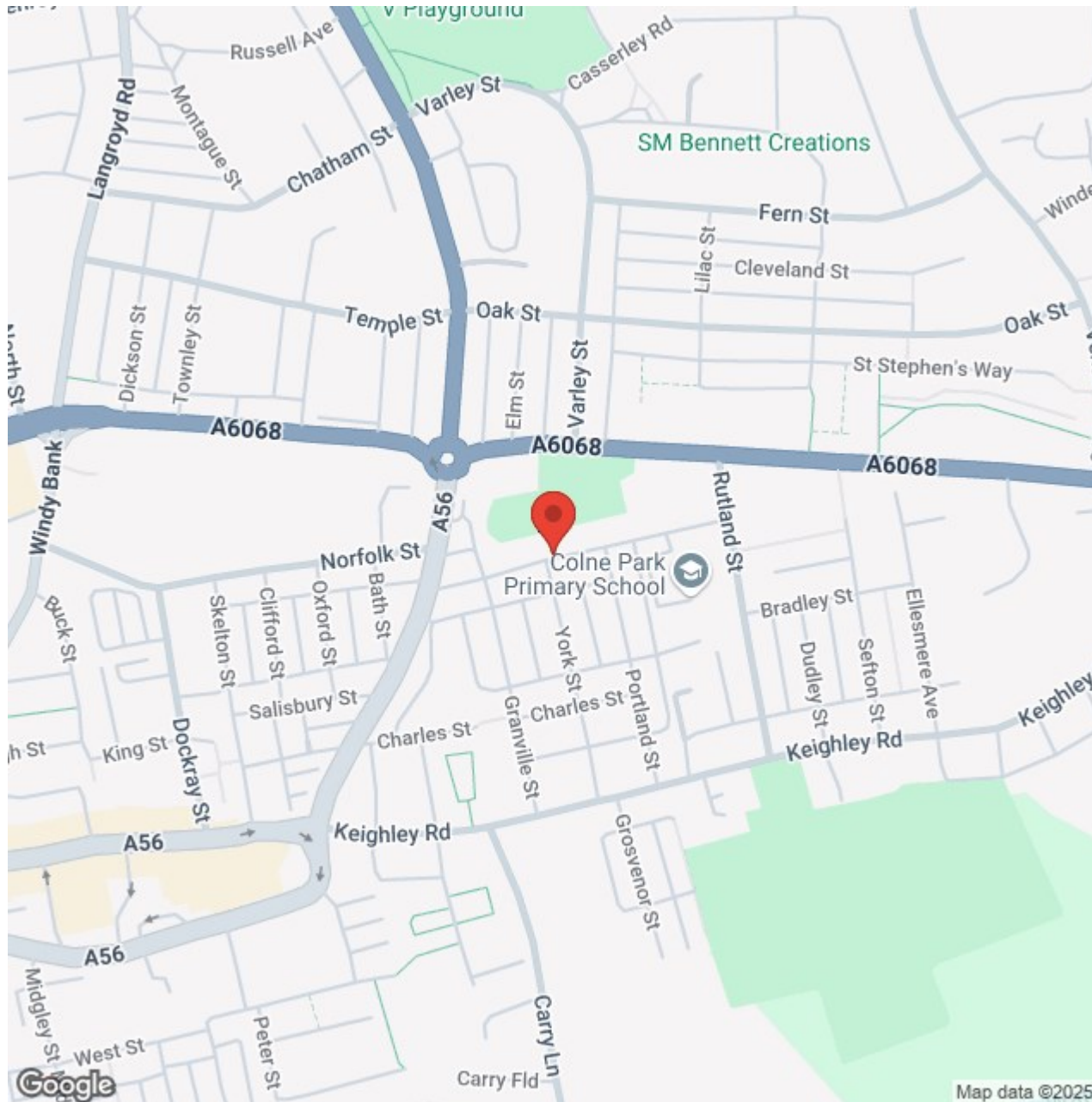
- End Terrace • Two Bedrooms • Two Cellar Rooms • Rear Garden • Ideal Location

Nestled in the charming area of Gordon Street, Colne, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. Briefly comprising of: an inviting reception room, kitchen, two cellar rooms with offer additional storage, two well proportioned bedrooms and a contemporary three piece bathroom suite. The rear garden is a lovely outdoor area, perfect for enjoying the fresh air, gardening, or hosting summer gatherings with family and friends. Situated in an ideal location, this property benefits from easy access to local amenities, schools, and transport links. Early viewings are advised.















## Lancashire

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### LOWER GROUND FLOOR

On the lower ground floor you will find:

#### UTILITY ROOM 13'6" x 11'6" (4.13m x 3.53m )

A useful room having an inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, MAIN combi boiler, composite and wood frame double glazed windows to the rear elevation and door leading out to the rear garden.

#### CELLAR ROOM 13'3" x 12'5" (4.06m x 3.81m )

Ideal for storage purposes having full lighting.

### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE VESTIBULE

Having tiled flooring, exposed brick wall feature, composite double glazed window to the side elevation and composite door leading out to the front elevation.

#### LIVING ROOM 13'8" x 9'8" (4.17m x 2.97m )

A family sized living room with ceiling coving, space for settees, wall feature fireplace with brick surround and gas fire set within, television point, 1x central heating radiator, ceiling rose, wood frame door leading through to the entrance vestibule and composite double glazed panelled window to the front elevation.

#### KITCHEN 13'8" x 11'8" (4.17m x 3.56m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, ceiling coving, space for a freestanding fridge / freezer, wall feature fireplace with gas fire, inset sink with chrome mixer tap, integrated oven / grill, Belling 4 ring induction hob, 1x central heating radiator, ceiling rose and composite double glazed windows to the rear elevation.

#### FIRST FLOOR / LANDING

On the first floor you will find 1x central heating radiator and a loft hatch.

#### BEDROOM ONE 13'7" x 9'9" (4.15m x 2.98m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, telephone point and composite double glazed panelled window to the front elevation.

#### BEDROOM TWO 6'4" x 11'9" (1.95m x 3.59m )

A well proportioned bedroom with integrated wardrobes, 1x central heating radiator and composite double glazed window to the rear elevation.

#### BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap and hand held shower attachment, pedestal sink with chrome mixer tap, push button w.c., 1x central heating radiator, tiled walls, and composite double glazed frosted window to the rear elevation.

#### EXTERNALLY

Externally to the front elevation there is an enclosed forecourt and to the rear elevation you will find a garden with a flagged patio area having space for garden furniture, pebbled area, flowerbeds and an outside water tap.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/gordon-street-colne>

### PROPERTY DETAILS

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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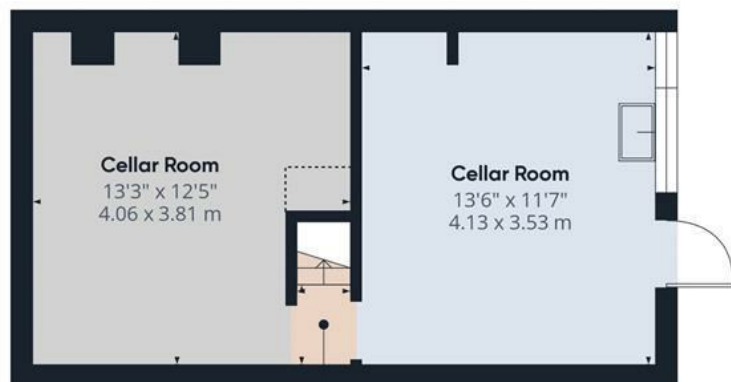
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## OUTSIDE

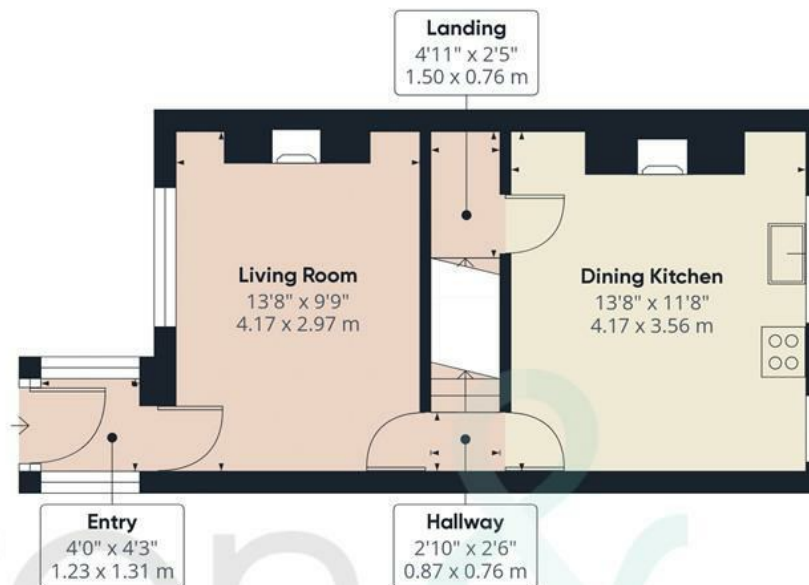
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Floor -1



Ground Floor



Floor 1

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

951.75 ft<sup>2</sup>

88.42 m<sup>2</sup>

**Reduced headroom**

3.78 ft<sup>2</sup>

0.35 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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