



Hilton &
Horsfall

BB8 9AX

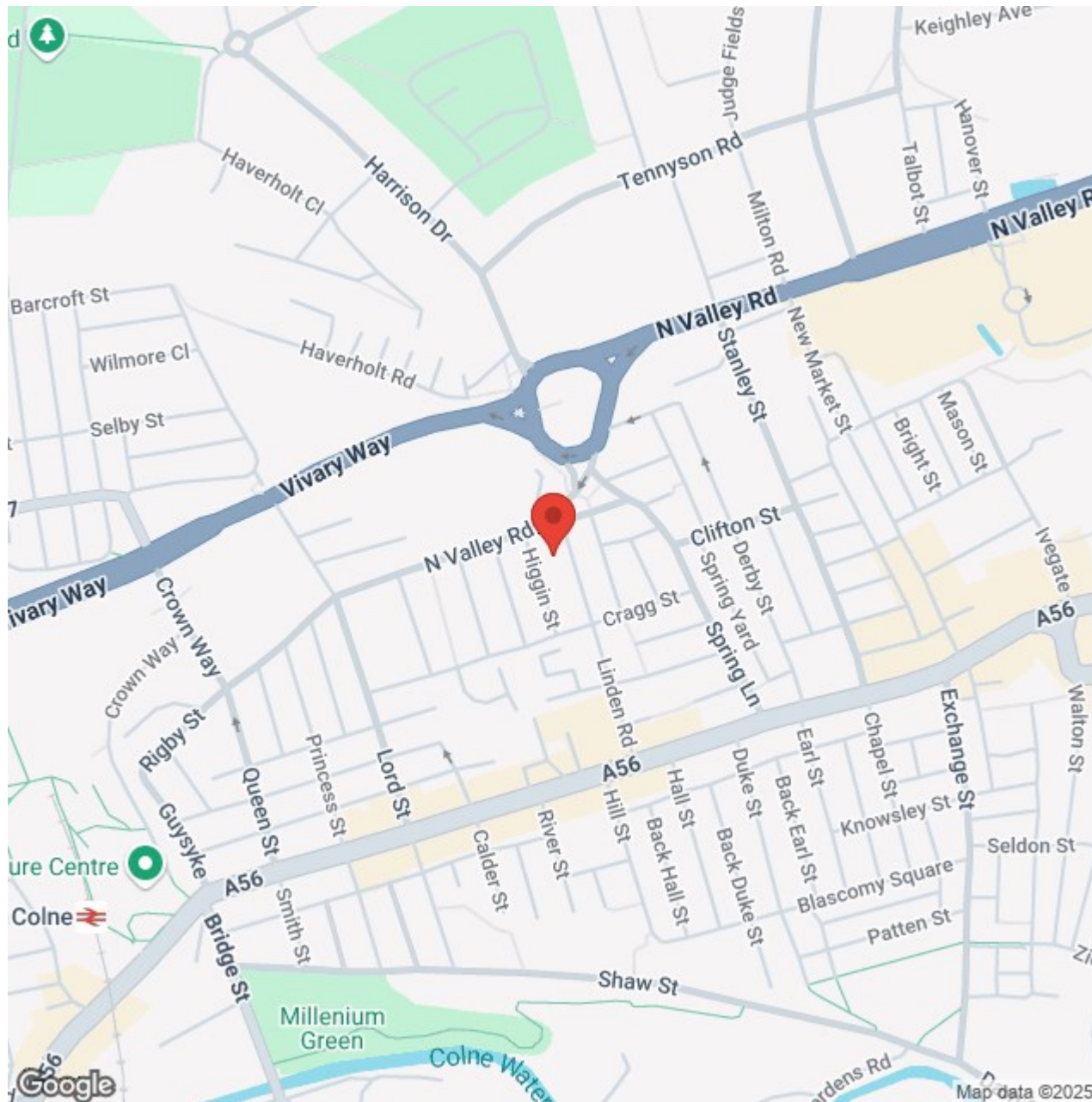
Higgin Street, Colne

Offers In The Region Of £174,950

- Three bedrooms • Additional Occasional Attic Room • Two Reception Rooms • Popular Area of Town • Enclosed Rear Yard

A great opportunity to acquire this large THREE bedroomed mid terraced dwelling with an additional room which is currently used as a fourth bedroom. Located in a highly sought after part of Colne, within close proximity to the town centre . With local amenities just a short walk away and access to the M65 motorway giving easy access to Burnley, Preston, Manchester and beyond. This family sized property briefly comprises of: an entrance vestibule, entrance hallway with a staircase leading up to the first floor landing, living room, dining room and a modern fitted kitchen which is open plan to the dining room. On the first floor you will find two double bedrooms with the second being used as a home salon and a modern four piece bathroom suite. There is also a further double bedroom and occasional room located on the second floor. Externally to the front of the property is a well-kept forecourt. To the rear is a good sized yard laid with flags with space for garden furniture. Council Tax Band A.







Lancashire

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ENTRANCE

With a solid hard wood door leading to:

VESTIBULE

With wood effect flooring and coving.

HALLWAY

With wood effect flooring, 1x radiator and coving.

LIVING ROOM 12'9" x 12'2" (3.91 x 3.71)

A family sized room with a multi fuel stove set within a stone fire place, 1x radiator, picture rail, coving and a uPVC double glazed bay window to the front elevation.

DINING ROOM 14'11" x 12'11" (4.56 x 3.96)

A large dining room with ample space for a large dining table, gas fire set within a quartz fire place, coving, 1x radiator and a uPVC double glazed window to the rear elevation.

KITCHEN 11'6" x 7'8" (3.52 x 2.35)

Open plan to the dining room is a modern fitted kitchen with a range of wall and base units with contrasting work tops

over, having built in appliances such as a dishwasher and extractor hood. The kitchen also boats a Belfast sink with chrome mixer tap, plumbing for a washing machine, 1x vertical wall radiator, wood effect flooring, uPVC double glazed window to the side elevation and a uPVC double glazed door leading to the rear yard.

FIRST FLOOR / LANDING

An open landing with access to the second floor / landing.

BEDROOM ONE 12'10" x 12'6" (3.93 x 3.83)

A large double bedroom with fitted wardrobes, feature wood panelled wall, 1x radiator, LED spotlights and a uPVC double glazed window to the front elevation.

BEDROOM TWO 14'8" x 10'0" (4.48 x 3.05)

A bedroom of double proportion which is currently used as a home salon with coving, 1x radiator, wood effect flooring and a uPVC double glazed window to the rear elevation.

BATHROOM 11'9" x 7'8" (3.60 x 2.34)

A modern four piece suite with a tiled bath tub, shower tray with glass shower screen, vanity sink with chrome mixer tap, push button w.c, mirror with recessed spotlights, spotlights, partially tiled walls, tiled flooring, extractor fan and a frosted uPVC double glazed window to the rear elevation.

SECOND FLOOR /LANDING

With access to the final two rooms.

BEDROOM THREE 13'5" x 14'0" (4.09 x 4.28)

A good sized double bedroom with ample space for bedroom furniture, 1x skylight and LED spotlights.

OCCASIONAL ROOM 13'6" x 14'3" (4.14 x 4.35)

A room of double proportion which is currently used as a fourth bedroom with 1x skylight and LED spotlights.

EXTERNALLY

Externally to the front of the property is a well-kept forecourt. To the rear is a good sized yard laid with flags with space for garden furniture.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/higgin-street>

PUBLISHING

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OUTSIDE

Externally to the front of the property is a well-kept forecourt. To the rear is a good sized yard laid with flags with space for garden furniture.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1378.31 ft²

128.05 m²

Reduced headroom

163.71 ft²

15.21 m²

(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 are based on RICS IPMS 3C standard.





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