





Hilton &  
Horsfall

BB8 9ER

## Glen Street, Colne

### Offers In The Region Of £154,950

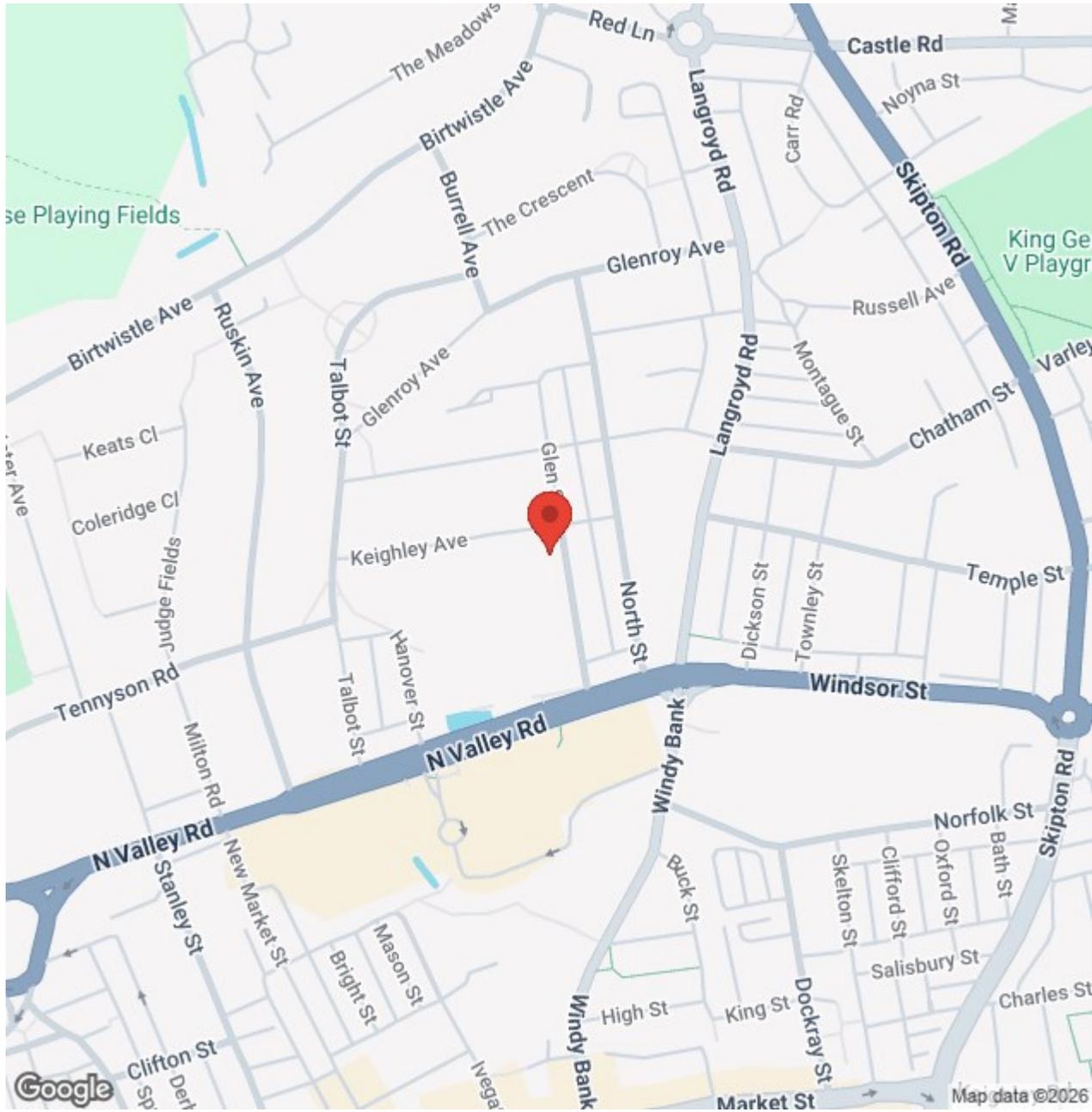
- Fully refurbished throughout
- Three good-sized bedrooms
- Stylish kitchen and modern bathroom
- Enclosed rear garden with outbuilding
- Off-road parking via driveway
- No onward chain

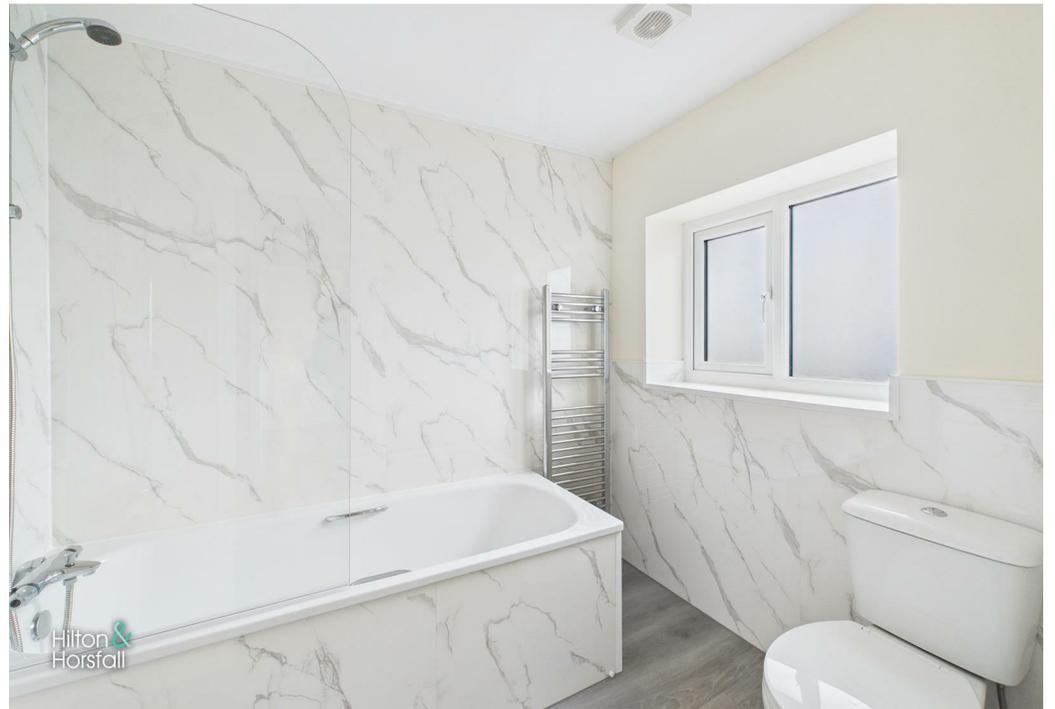
A beautifully presented three-bedroom semi-detached home, fully refurbished throughout and offered with no onward chain. Set on a generous corner plot in a popular residential location, this property has been thoughtfully modernised and offers stylish, move-in-ready accommodation ideal for first-time buyers, growing families, or investors alike.

The internal layout comprises a welcoming entrance porch, spacious living room, and a bright, modern dining kitchen with sleek units and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a private driveway, neatly fenced boundaries, and a low-maintenance rear garden with patio and lawn.

With new carpets, windows, Worcester boiler and neutral décor throughout, this property is ready to welcome its new owners. Additionally the ridge tiles have been replaced, new fascias and gutters and repointing of the chimney.







BB8 9ER

## Lancashire

A beautifully presented three-bedroom semi-detached home, fully refurbished throughout and offered with no onward chain. Set on a generous corner plot in a popular residential location, this property has been thoughtfully modernised and offers stylish, move-in-ready accommodation ideal for first-time buyers, growing families, or investors alike.

The internal layout comprises a welcoming entrance porch, spacious living room, and a bright, modern dining kitchen with sleek units and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a private driveway, neatly fenced boundaries, and a low-maintenance rear garden with patio and lawn.

With new carpets, windows, Worcester boiler and neutral décor throughout, this property is ready to welcome its new owners. Additionally the ridge tiles have been replaced, new fascias and gutters and repointing of the chimney.

### GROUND FLOOR

#### ENTRANCE PORCH

uPVC double glazed entrance door leading into the porch with additional internal door to the living room.

#### LIVING ROOM 17'4" x 12'9" (5.30m x 3.89m)

Spacious and bright, with dual windows allowing plenty of natural light. Neutrally decorated with newly fitted carpets, radiator, and access to the kitchen via an arched doorway.

#### KITCHEN 17'3" x 7'10" (5.28m x 2.41m)

A stylish and functional kitchen fitted with a range of white base and wall units, contrasting worktops, tiled splashbacks, built-in extractor hood, and space for appliances. The rear door opens onto the garden.

### FIRST FLOOR / LANDING

Provides access to all first-floor rooms and loft hatch.

#### BEDROOM ONE 11'1" x 10'6" (3.38m x 3.21m)

Double bedroom overlooking the front with radiator and freshly laid carpet.

#### BEDROOM TWO 8'4" x 10'2" (2.56m x 3.12m)

Another double room with rear-facing window, ideal for a guest room or child's bedroom.

#### BEDROOM THREE 8'6" x 7'3" (2.61m x 2.21m)

A comfortable single bedroom with window overlooking the front.

#### BATHROOM 7'2" x 5'8" (2.20m x 1.75m)

A stunning newly fitted three-piece suite comprising a panelled bath with overhead shower and screen, WC, and vanity unit with basin. Part-tiled in marble-effect panels and finished with chrome heated towel rail.

### LOCATION

Situated in a popular residential area of Colne, Glen Street offers a peaceful yet well-connected setting, ideal for families and commuters. Local amenities including shops, schools, and transport links are all within easy reach. Colne town centre and the M65 motorway are just a short drive away, offering excellent access to Burnley, Preston, and beyond. Beautiful countryside walks and open green spaces are also close by.

### 360 DEGREE VIRTUAL TOUR

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

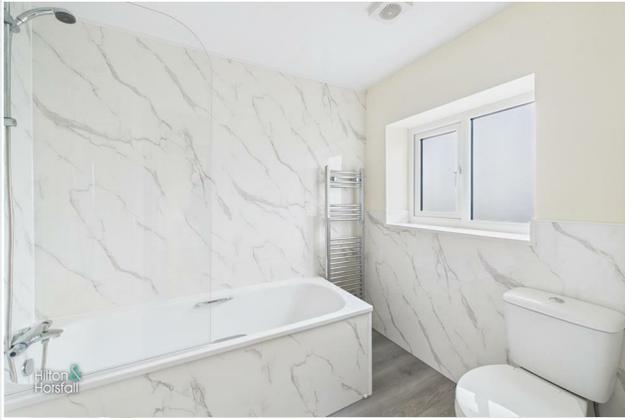
### PROPERTY DETAIL

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.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)



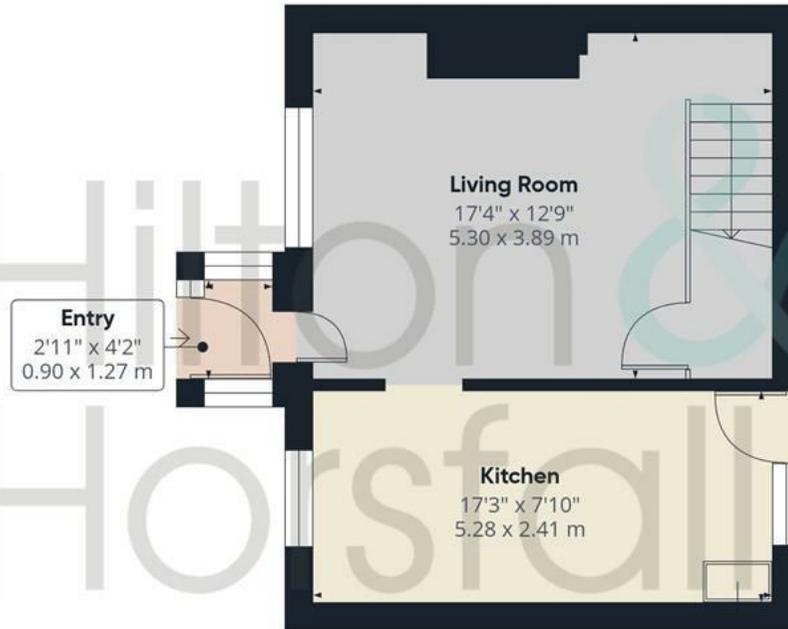
Hilton &  
Horsfall

BB8 9ER



## OUTSIDE

To the front is a gated pedestrian access with a low-maintenance garden and path leading to the front door. To the side is a private gravel driveway providing off-road parking. The enclosed rear garden offers a neatly laid lawn, flagged patio seating area, and a useful outbuilding, perfect for garden storage. Fencing around the boundary offers privacy and security, making this space ideal for children and pets.



Ground Floor

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

686 ft<sup>2</sup>

63.7 m<sup>2</sup>



Floor 1

(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.



Hilton &  
Horsfall



# Hilton & Horsfall

Road

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

ESTATE AGENT  
IN COLNE & NELSON  
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01282 560024

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01200 435667