Hilton & Horsfall


Sixty One
SA63 KYV
Hilton & Horsfall

BB8 9QA

Parker Street, Colne

Offers In The Region Of £149,950

• Two Bedrooms Plus Attic Room • Two Spacious Reception Rooms • Fitted Kitchen & Separate Utility • Generous First-Floor Bathroom • Enclosed Rear Yard • No Onward Chain

Offered for sale with no onward chain, this substantial stone-built mid-terrace property on Parker Street provides spacious and versatile accommodation arranged over three floors. The ground floor includes an entrance vestibule and hallway, a front sitting room, a generous rear living room, fitted kitchen and useful utility room with access to the enclosed rear yard. To the first floor are two bedrooms and a spacious bathroom, while a fixed staircase leads to a sizeable attic room, providing excellent additional space for a variety of uses. The property benefits from generous room proportions throughout and offers an excellent opportunity for first-time buyers, investors or those seeking a larger traditional home close to Colne town centre. The attic is described as an attic room rather than a bedroom, as we have not verified whether it complies with current building regulations for use as habitable sleeping accommodation. Conveniently located for local amenities, schools, transport links and the M65 motorway network, early viewing is recommended.

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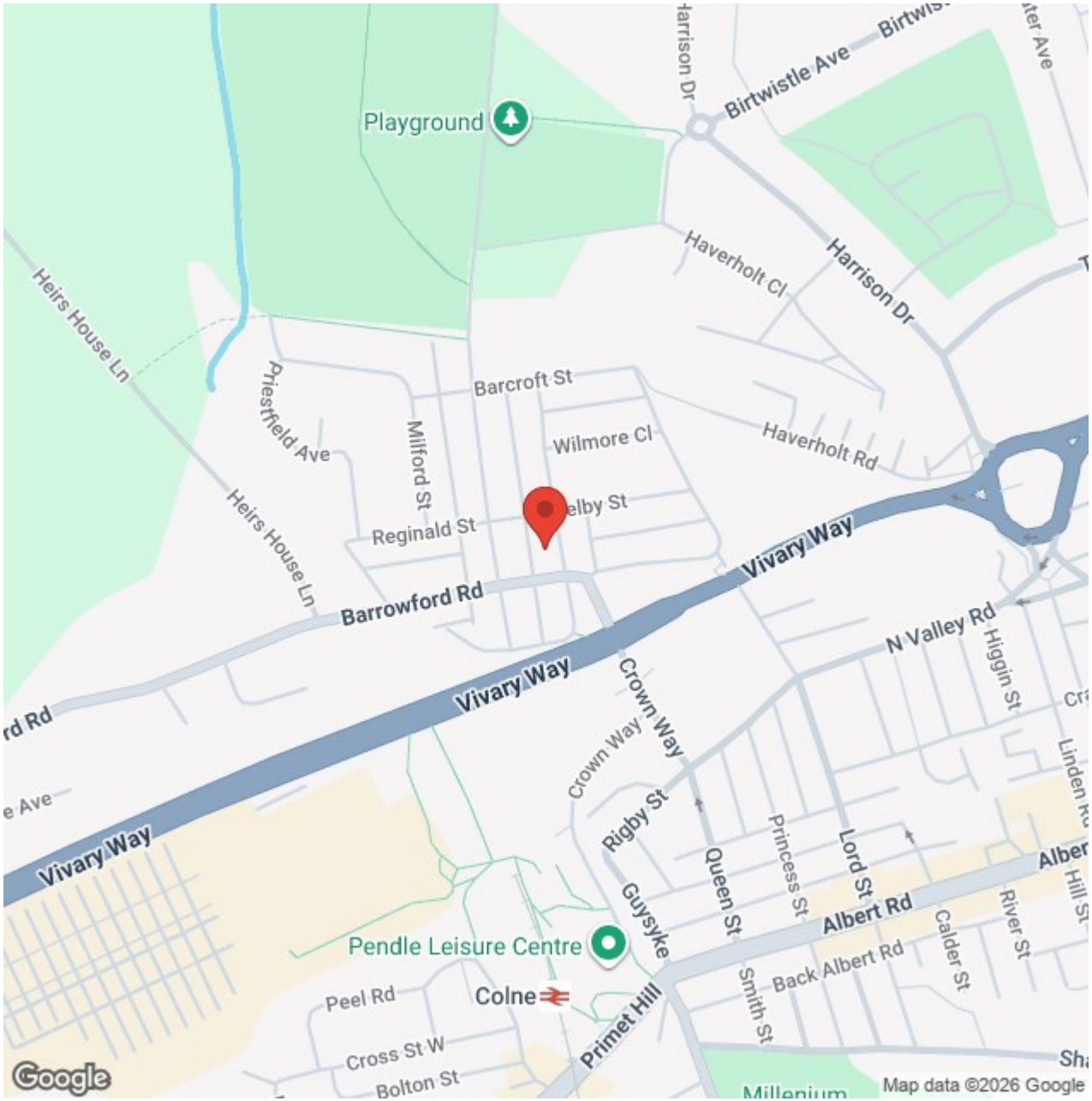
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Haverholt Rd
Reginald St
Heirs House Ln
Barrowford Rd
Vivary Way
Vivary Way
Vivary Way
N Valley Rd
Higgin St
Crown Way
Crown Way
Rigby St
Queen St
Princess St
Lord St
Albert Rd
Back Albert Rd
Calder St
River St
Guysyke
Pendle Leisure Centre
Colne
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Lancashire

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GROUND FLOOR

HALLWAY

SITTING ROOM 9'10"/19'8" x 11'10" (3/06m x 3.62m)
A bright and well-proportioned sitting room positioned to the front of the property, featuring a large window allowing plenty of natural light, decorative coving, a central heating radiator and a feature fireplace with contrasting hearth and surround.

LIVING ROOM 13'8" x 13'5" (4.19m x 4.11m)
A spacious second reception room positioned to the rear of the property, offering excellent proportions and featuring a rear-facing window, decorative coving and ceiling rose, central heating radiator and a feature fireplace with inset fire and contrasting surround. A useful built-in storage cupboard is also provided.

KITCHEN 5'9" x 8'7" (1.76m x 2.62m)
Fitted with a range of contemporary white wall and base units complemented by contrasting work surfaces and tiled splashbacks, together with an inset sink unit, integrated electric oven and hob with extractor above. Further features include modern flooring, a vertical central heating radiator and access through to the utility room.

UTILITY 6'2" x 9'4" (1.88m x 2.86m)
A useful utility room positioned to the rear of the property, with space for additional appliances, a central heating radiator, rear-facing window and external door providing direct access to the enclosed rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'10" x 11'10" (4.22m x 3.63m)
A generous double bedroom positioned to the front of the property, featuring a large window allowing plenty of natural light, a central heating radiator, decorative coving and useful fitted storage.

BEDROOM TWO 7'3" x 10'10" (2.21m x 3.32m)
A well-proportioned second bedroom positioned to the rear of the property, with a rear-facing window, central heating radiator and useful built-in storage.

BATHROOM 5'1" x 10'9" (1.55m x 3.30m)
A spacious first-floor bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, low-level WC and wash basin. Further features include part-tiled walls, a central heating radiator and a rear-facing window providing natural light and ventilation.

SECOND FLOOR

ATTIC ROOM 13'10" x 17'6" (4.22m x 5.35m)
A generous and versatile attic room accessed via a fixed staircase from the first-floor landing, offering excellent additional usable space with a rooflight providing natural light, central heating radiator and useful eaves storage.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/parkerstreetcolne

LOCATION
Parker Street is conveniently positioned within easy reach of Colne town centre, offering excellent access to a wide range of local shops, supermarkets, cafés, schools and everyday amenities. Colne railway station is also close by, while Boundary Mill, Pendle Leisure Centre and the popular Muni Theatre are all within easy reach. For commuters, Junction 14 of the M65 is only a short drive away, providing excellent links towards Burnley, Blackburn and the wider motorway network.

PUBLISHING
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OUTSIDE

Externally, the property occupies a traditional stone-built terrace position with a small forecourt area to the front. To the rear is an enclosed paved yard with gated access, providing a low-maintenance outdoor space and access back into the utility room.



Ground Floor



Floor 1





Floor 3

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Approximate total area(1)

1070 ft²

99.5 m²

Reduced headroom

31 ft²

2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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