

11 HILL STREET
COLNE
BB8 0DH

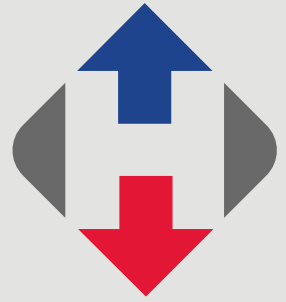
£89,950



- Deceptive garden-fronted terrace
- Well appointed, over 3 floors
- 2 generous reception rooms, kitchen
- Fantastic opportunity to modernise
- 2 bedrooms, large bathroom
- Flexible attic bedroom & cellar store
- Popular central location
- 113 m² (1,209 sq ft) approx.

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Situated just a minute's walk from the centre of the much favoured town of Colne, which offers a whole host of amenities and excellent convenient access to local road networks. This spacious stonebuilt garden-fronted terrace house, situated on Hill Street, is deceptive and provides well appointed accommodation, set over three floors, which now requires modernisation to enhance further to realise its full potential. There are two bedrooms and a sizeable bathroom on the first floor and there is a fantastic attic bedroom which boasts beautiful elevated views. The ground floor incorporates a generous lounge and dining room, separate kitchen with cellar store area. Externally, there is a rear yard and the property is complemented by oil fired central heating and partial PVC double glazing. It is being offered to market with no onward chain and would ideally suit an investor or developer. Early viewing is highly recommended.



LOCATION: Travelling towards the centre of Colne along the A56 Albert Road, Hill Street is situated on the right hand side just opposite the Muni Theatre. The property is situated on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE: With external wood door, coved cornicing.

HALLWAY: Wood-glazed internal door, feature archway, coved cornicing, staircase leading to first floor.

LOUNGE: 5.1m x 3.2m (16'7" x 10'6" measurements into bay window); with coved cornicing, ceiling rose, wall light points, television point, large feature bay window.

DINING ROOM: 4.5m x 3.6m (14'9" x 11'1"); with coved cornicing, telephone point.

KITCHEN: 3.8m x 2.4m (12'6" x 7'9"); fitted wall and base units with working surfaces, built-in cupboard, stainless steel sink drainer unit, tiled splashback, plumbing for washing machine, oil-fired Century range cooker also housing central heating and hot water

systems, understairs cupboard area, stone staircase leading down to:-

CELLAR ROOM: With power and lighting.

FIRST FLOOR:

LANDING: With roof skylight, spindle balustrade, door and staircase leading to attic bedroom.

BEDROOM ONE (front): 4.4m x 4.1m (14'4" x 13'5"); with understairs storage cupboard, elevated distant views.

BEDROOM TWO (rear): 4.5m x 2.7m (14'10" x 8'11").

BATHROOM: Two-piece suite comprising bath with electric shower over, pedestal wash basin, storage cupboard housing hot water tank.

SEPARATE TOILET: With low suite w.c.

SECOND FLOOR:

ATTIC BEDROOM THREE: 6.0m x 4.0m (19'7" x 13'0"); with eaves storage cupboard, lovely elevated distant views over neighbouring valleys and countryside.





OUTSIDE: Stone paved front garden forecourt with stone steps leading to front door and stone paved rear yard area housing oil tank, brick built store, boundary wall and rear gate access.

HEATING: Oil fired central heating system complemented by a variety of single glazed wood framed windows and part PVC double glazing.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND A.

EPC: The energy efficiency rating for this property is to be confirmed.

VIEWING: By appointment with our office.

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11 Hill Street, Colne

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