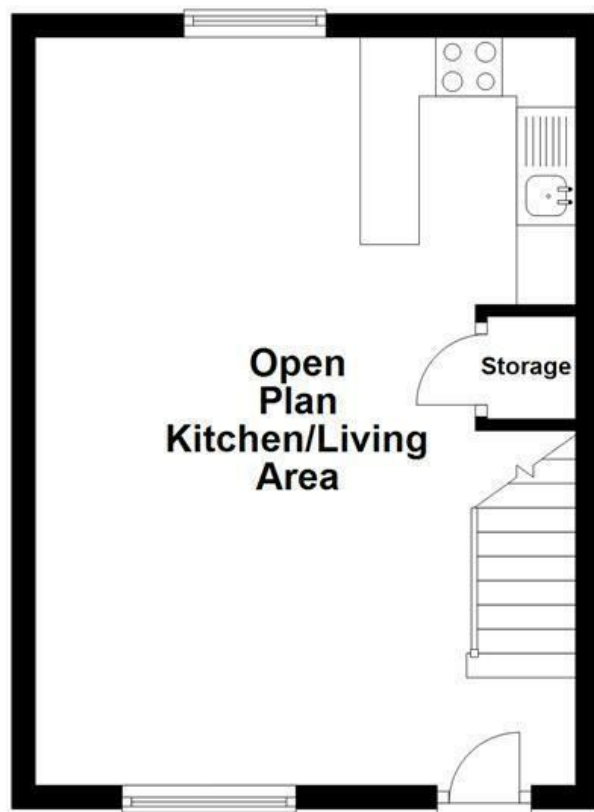
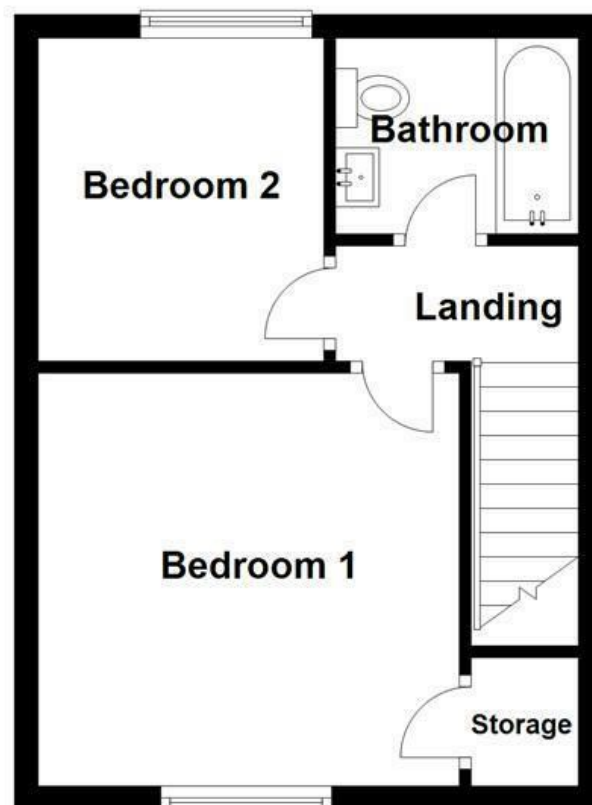


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Colne Road, Kelbrook, BB18 6TG

Offers In Excess Of £125,000

AN ENVIABLE FULLY UPDATED MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable two double bedroom stone built terraced property is being proudly welcomed to the market in the sought after village of Kelbrook. With an enviable open plan living and kitchen space, two double bedrooms and a complete blank canvas, this property is perfectly suited to any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Barnoldswick, Skipton, Colne and major motorway links.

The property comprises briefly; entrance into an impressive open plan living and kitchen space which benefits from contemporary wall and base units and integrated appliances and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a modern three piece bathroom suite. Externally, there is a courtyard to the front of the property.

For further information or to arrange a viewing please contact our Pendle team at your earliest convenience.

Colne Road, Kelbrook, BB18 6TG

Offers In Excess Of £125,000

 **2**  **1**  **1**  **D**

- Immaculate Mid Terraced Property
- Neutral Decoration
- Enclosed Courtyard to Front
- EPC Rating D
- Two Bedrooms
- Open Plan Living
- Tenure Freehold
- Three Piece Bathroom
- Spacious Interiors
- Council Tax Band A

Ground Floor

Open Plan Kitchen/Living Area

20'10 x 15'1 (6.35m x 4.60m)

Composite double glazed frosted front door, two UPVC double glazed windows, two upright central heating radiators, range of gloss wall and base units, wood effect surfaces, composite sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge and freezer, spotlights, television point, integrated alcove storage, understairs storage, tiled flooring and stairs to first flooring.

First Floor

Landing

6'6 x 3'3 (1.98m x 0.99m)

Spotlights, smoke detector, oak doors to two bedrooms and bathroom.

Bedroom One

11'2 x 10'9 (3.40m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights, television point and understairs storage.

Bedroom Two

9 x 8 (2.74m x 2.44m)

UPVC double glazed window, central heating radiator, spotlights, loft access and television point.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Heated towel rail, tiled panel bath with mixer tap and rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Exterior

Front

Enclosed courtyard.



Tel: 01282469023

www.keenans-estateagents.co.uk