



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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Fothergill Street, Colne, BB8 9AS

Offers Over £149,950

AN IDYLIC FAMILY HOME

Presented and updated to the highest standard throughout with immaculate presentation and an abundance of indoor space, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Colne. With a stunning open plan kitchen and living space, high quality fixtures and fittings and no chain delay, this property is a luxurious and spacious family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Barnoldswick, Burnley, Skipton and major motorway links to Blackburn, Manchester and Preston. With three double bedrooms, two living areas and finished to an enviable standard, this property is the perfect home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads openly to a contemporary fitted kitchen. The first floor comprises of three double bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Pendle office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and on Facebook @keenansstateagents.

Fothergill Street, Colne, BB8 9AS

Offers Over £149,950



- Council Tax Band A
- Leasehold
- Three Bedrooms
- Complete Blank Canvas
- EPC Rating E
- Perfect Investment Opportunity
- Two Reception Rooms
- On Road Parking
- No Chain Delay
- Three Piece Bathroom

Ground Floor

Entrance Vestibule

3'4 x 3'3 (1.02m x 0.99m)

UPVC double glazed frosted window and oak single glazed door to the hallway.

Hallway

10'6 x 3'3 (3.20m x 0.99m)

Dado rail, corbels, wood effect flooring, stairs to the first floor and oak doors to two reception rooms.

Reception Room One

12'2 x 10'11 (3.71m x 3.33m)

UPVC double glazed window, central heating radiator, television point, fitted shelving and fitted storage with downlights.

Reception Room Two

15'10 x 13'9 (4.83m x 4.19m)

Two UPVC double glazed windows, central heating radiator, wood panelled elevations with pelmet lighting, understairs storage, wood effect flooring and open to the kitchen.

Kitchen

18'7 x 7'4 (5.66m x 2.24m)

UPVC double glazed window, range of panelled wall and base units with quartz effect surfaces, composite one and a half bowl sink with drainer and mixer tap, electric oven and microwave in a high rise unit, four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer, smoke alarm, wood effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

16' x 11' (4.88m x 3.35m)

Central heating radiator, smoke alarm, loft access, dado rail and doors to three bedrooms and bathroom.

Bedroom One

15'11 x 9'5 (4.85m x 2.87m)

UPVC double glazed window, central heating radiator and pelmet lighting.

Bedroom Two

12'11 x 9'1 (3.94m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11' x 8'1 (3.35m x 2.46m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 7'8 (2.46m x 2.34m)

UPVC double glazed frosted window, heated towel rail, panelled bath with direct feed shower overhead, pedestal wash basin, dual flush WC, fitted linen cupboard, tiled elevations, spotlights and tile effect flooring.

External

Rear

Enclosed yard.

