



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
83	97
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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.

Towler Drive, Colne, BB8 7GN

Offers Over £219,950

A BEAUTIFULLY PRESENTED TWO-BEDROOM HOME IN A DESIRABLE LOCATION

Nestled in the heart of a highly sought after area of Colne, this two-bedroom, mid-terraced home is perfectly suited for a single occupant, or a professional couple looking for a deceptively spacious living room and two double bedrooms close to the heart of Colne. The property offers good access to local amenities and commuter routes whilst also being close to the outskirts of Colne for access to countryside walks or for traveling towards Barrowford and beyond.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a contemporary fitted kitchen, a downstairs WC, and a spacious living/dining room that has French doors to the rear garden and a door to understairs storage. To the first floor is a landing with doors leading to two bedrooms and a modern three-piece bathroom suite. Externally the property boasts a low maintenance, enclosed rear garden with artificial turfing, Indian Stone paved patios and gravel chipped bedding areas. The front of the property offers off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Towler Drive, Colne, BB8 7GN

Offers Over £219,950



- Tenure Freehold
- Off Road Parking For Two Vehicles
- Ideal Property For Single Occupancy Or For A Professional Couple
- Close Proximity To Local Amenities
- Council Tax Band C
- Two Double Bedroom Mid Terraced Property
- Ample Space Low Maintenance Rear Garden With Viewing Essential
- EPC Rating B
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

Ground Floor

Off road parking for numerous vehicles.

Entrance

Via a composite double glazed door to hall.

Hall

12'1 x 6'4 (3.68m x 1.93m)

Central heating radiator, spotlights, smoke alarm, wood effect floor, stairs to first floor, door to kitchen, reception room and WC.

Kitchen

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed window, high gloss wall and base units with laminate work tops, oven in a high rise unit, microwave oven, four ring induction hob, extractor hood, composite one and a half sink and drainer with mixer tap, integrated dishwasher, fridge freezer, enclosed Ideal combination boiler, plumbed for washing machine, smoke alarm, spotlights, plinth heater and wood effect flooring.

WC

6'1 x 3'1 (1.85m x 0.94m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights, part tiled elevation and wood effect flooring.

Reception Room

13'6 x 12'10 (4.11m x 3.91m)

UPVC double glazed window, central heating radiator, television point, wood effect floor, door to under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, loft access, smoke alarm, spotlights, two bedrooms and bathroom.

Bedroom One

12'10 x 9'3 (3.91m x 2.82m)

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

Bedroom Two

12'10 x 9'5 (3.91m x 2.87m)

UPVC double glazed window, central heating radiator and above stair storage.

Bathroom

6'6 x 5'9 (1.98m x 1.75m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, rinse head, extractor fan, spotlights, part tiled elevation and wood effect flooring.

External

Rear

Enclosed artificial lawn, Indian stone paved patio and gravel chip bedding areas.

Front



Tel: 01282469023

www.keenans-estateagents.co.uk