



Total area: approx. 118.8 sq. metres (1278.2 sq. feet)

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.

Parker Street, Colne, BB8 9QA

£179,950

AN IMMACULATE THREE BEDROOM END TERRACE HOME

Keenans are proud to present to the market this stunning and well maintained three bedroom end terrace property situated in a highly regarded area of Colne. Set over four floors and benefiting from two cosy and spacious reception rooms, stunning bright kitchen with fitted appliances, three generously sized bedrooms and beautiful four piece bathroom. This property would be suited to a couple or a growing family looking for their dream home! Situated conveniently close to bus routes to neighbouring towns, with Alkincoats park on your doorstep and only a short distance to local shops, this is a home you really don't want to miss!

The property comprises briefly; entrance via the vestibule into the welcoming first reception room that has a staircase to the cellar and door to the second reception room. The cellar benefits from electricity and plumbing and has plenty of storage space. The second reception room houses the staircase to the first floor, French doors to the rear and has open access to the beautiful fitted kitchen. The kitchen has access to a downstairs WC. The first floor landing houses doors on to two double bedrooms and a four piece contemporary bathroom. The second floor staircase leads to a spacious third bedroom with en suite shower room. Externally to the rear of the property is an enclosed yard. The front of the property also has an enclosed courtyard.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Parker Street, Colne, BB8 9QA

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- Tenure Freehold
- On Street Parking
- Ideal Family Home with Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Three Bedroom End Terraced Property
- Enclosed Rear Yard
- EPC Rating E
- Contemporary Fitted Kitchen And Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC door to vestibule.

Vestibule

3'1 x 2'6 (0.94m x 0.76m)

Wood effect floor and door to reception room.

Reception Room One

14'5 x 12'5 (4.39m x 3.78m)

UPVC double glazed window, central heating radiator, coving, electric fire with decorative surround, television point, wood effect floor, door to cellar and door to reception room two.

Reception Room Two

14'6 x 12'1 (4.42m x 3.68m)

UPVC double glazed French doors to rear, central heating radiator, coving, electric fire with decorative surround, wood effect floor, open access to kitchen and stairs to first floor.

Kitchen

16'1 x 7'2 (4.90m x 2.18m)

Two UPVC double glazed windows, UPVC door to rear, central heating radiator, gloss wall and base units, wood effect work tops, high rise double oven, four ring electric hob, extractor hood, composite sink with drainer and mixer tap, integrated fridge freezer, dish washer, spotlights, part tiled elevation, wood effect floor and door to WC.

WC

6'3 x 2'1 (1.91m x 0.64m)

UPVC double glazed frosted window, dual flush WC, boiler and wood effect floor.

Cellar

14' x 12'4 (4.27m x 3.76m)

Spotlights, central heating radiator and plumbing.

First Floor

Landing

15'2 x 2'11 (4.62m x 0.89m)

Central heating radiator, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'7 x 12'8 (4.45m x 3.86m)

UPVC double glazed window, central heating radiator and under stairs storage.

Bedroom Two

10'10 x 9'7 (3.30m x 2.92m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

10'10 x 7'1 (3.30m x 2.16m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double freestanding bath with mixer tap and rinse head, direct feed walk in rainfall shower and rinse head, spotlights, part tiled elevation and wood effect floor.

Second Floor

Attic Bedroom

19'11 x 13'1 (6.07m x 3.99m)

Velux window, UPVC double glazed window, central heating radiator and door to en suite.

En Suite

8'11 x 2'9 (2.72m x 0.84m)

Dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head and tiled flooring.

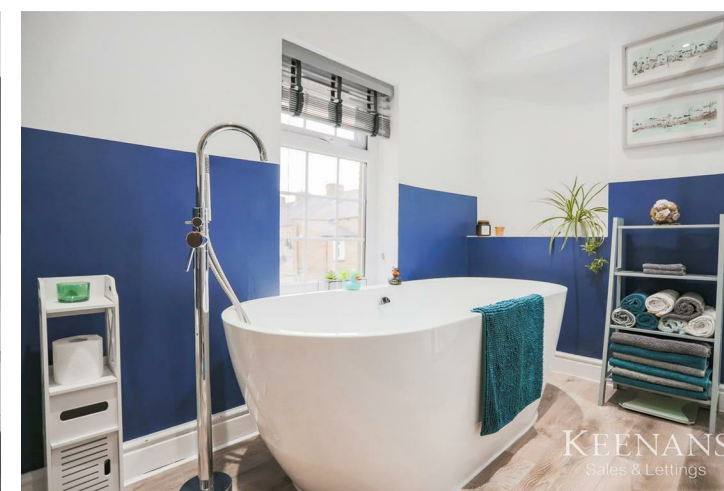
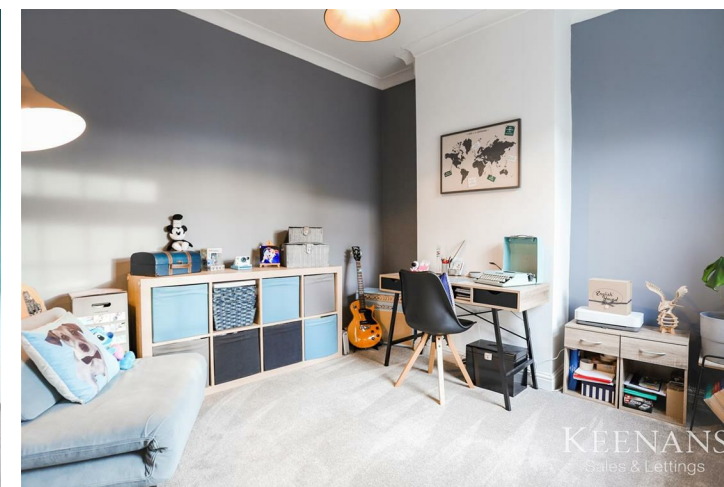
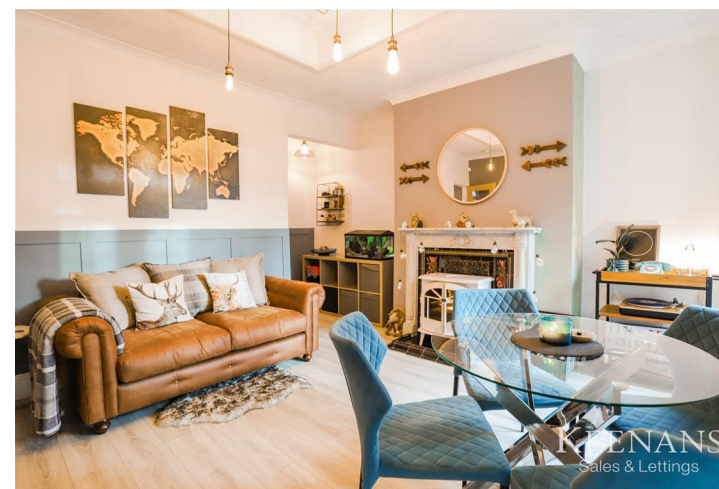
External

Rear

Enclosed yard.

Front

Enclosed courtyard.



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