



Total area: approx. 970.4 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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	46		
(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.

Burnley Road, Colne, BB8 8DT

Offers Over £99,950

A DECEPTIVELY SPACIOUS, THREE BEDROOM MID-TERRACED HOME

Conveniently situated in the heart of a popular area of Colne, with easy access to major commuter routes along the M65 towards Burnley, Blackburn and beyond! This property benefits from two spacious reception rooms, two generously sized bedrooms, an attic room, three piece bathroom and is ideally suited for a first time buyer or investor looking to put their personal stamp on a property to create a charming home.

The property comprises briefly, to the ground floor: entrance into a welcoming reception room that houses the staircase to the first floor and door to the second reception room. The second reception room has understairs storage and a door to the kitchen. The kitchen is newly fitted and has access to the rear. The first floor landing has doors to two bedrooms, three piece bathroom and staircase to the second floor. The second floor landing has an attic bedroom with eaves storage. Externally the property boasts an enclosed rear yard and an enclosed yard with bedding areas and stone steps to the front.

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 @keenansestateagents

Burnley Road, Colne, BB8 8DT

Offers Over £99,950

 3  1  2  E

- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: E
- Two Bedrooms & Attic Room
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Reception Room

14'2 x 13'4 (4.32m x 4.06m)

UPVC front entrance door, UPVC double glazed window, central heating radiator, gas fire with decorative surround, television point, dado rail, coving, stairs to the first floor and door to reception room two.

Reception Room Two

13'5 x 13'2 (4.09m x 4.01m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, television point, dado rail, coving, fitted storage and door to the kitchen.

Kitchen

12'3 x 5'8 (3.73m x 1.73m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, spotlights, wood effect flooring and UPVC door to the rear.

First Floor

Landing

Stairs to the second floor and doors to two bedrooms and bathroom.

Bedroom One

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window, central heating radiator, understairs storage and coving.

Bedroom Two

10'8 x 7' (3.25m x 2.13m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

10'7 x 4'5 (3.23m x 1.35m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath, airing cupboard, coving and laminate flooring.

Second Floor

Attic Room

16'5 x 10'9 (5.00m x 3.28m)

Velux window, central heating radiator, television point and eaves access.

External

Rear

Enclosed yard.



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