



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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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.

Fothergill Street, Colne, BB8 9AS

£139,950

SPACIOUS MID TERRACED PROPERTY

Welcome to this charming property located on Fothergill Street in the picturesque town of Colne. This delightful house boasts a spacious and bright interior, perfect for creating a warm and inviting atmosphere.

Upon entering, you are greeted by two large reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The modern decor adds a touch of elegance to the space, creating a stylish ambience throughout.

One of the highlights of this property is the spacious attic room, offering versatility as an additional living area, home office, or even a cosy reading nook. The possibilities are endless!

Conveniently situated close to local amenities, you'll have everything you need right at your doorstep. Whether it's a leisurely stroll to the nearby shops or a quick drive to the town centre, this location offers both convenience and comfort.

If you would like any further information or have any questions at all please feel free to contact our Burnley branch at your convenience.

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- Immaculate Mid Terraced Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating E
- Three Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Three Piece Bathroom
- Perfect First Home
- Council Tax Band A

Ground Floor

Vestibule

3'11 x 3' (1.19m x 0.91m)

UPVC entrance hall and door to hall.

Hall

8' x 3' (2.44m x 0.91m)

Central heating radiator, coving, smoke alarm, stairs to first floor and doors to two reception rooms.

Reception Room One

11' x 10'8 (3.35m x 3.25m)

UPVC double glazed window, central heating radiator, coving, gas fire with stone surround and wooden mantel.

Reception Room Two

14' x 13'10 (4.27m x 4.22m)

UPVC double glazed window, central heating radiator, gas burner in feature fireplace with stone surround and mantel, doors to under stairs storage and kitchen.

Kitchen

10'6 x 6'10 (3.20m x 2.08m)

UPVC double glazed window, spotlights, laminate wall and base units with laminate worktops, integrated oven with five burner gas hob and extractor hood, tiled splashbacks, one and a half bowl stainless sink and drainer with mixer tap, boiler, plumbing for washing machine, space for fridge freezer and tiled flooring.

First Floor

Landing

10'1 x 5'5 (3.07m x 1.65m)

Coving, smoke alarm, stairs to second floor, doors to two bedrooms and bathroom.

Bedroom One

14'6 x 10'10 (4.42m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'1 x 7'5 (3.38m x 2.26m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

10'1 x 7'5 (3.07m x 2.26m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with direct feed shower over, part tiled elevations and laminate flooring.

Second Floor

Bedroom Three

10'11 x 12'10 (3.33m x 3.91m)

Two Velux windows and door to storage.

Storage

12'10 x 6' (3.91m x 1.83m)

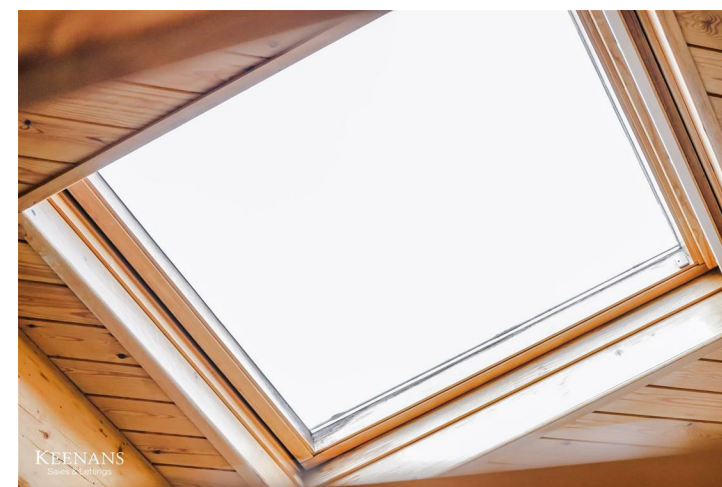
External

Front

Paved courtyard.

Rear

Enclosed paved yard.



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