



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			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Oak Street, Colne, BB8 0AZ

£89,950

BEAUTIFUL MID TERRACED HOUSE NOT TOO BE MISSED.

Welcome to this charming property located on Oak Street in the picturesque town of Colne. This delightful house boasts a lovely vestibule that sets the tone for the rest of the property. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones.

This property spans three floors, offering ample space for comfortable living. With two cosy bedrooms, you'll have plenty of room for a growing family, guests, or even a home office. The layout of this house provides a sense of privacy and tranquillity.

Conveniently situated close to network links, commuting to work or exploring the surrounding areas couldn't be easier. Whether you prefer a leisurely stroll in the town centre or a quick train ride to nearby cities, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. With its inviting atmosphere and ideal location, this property on Oak Street is sure to capture your heart.

Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful home.

Oak Street, Colne, BB8 0AZ

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- Spacious Family Home
- Attic Room
- Close To Network Links
- EPC Rating: D
- Three Floors
- Enclosed Paved Yard To The Rear
- Tenure Leasehold
- Two Spacious Bedrooms
- On Street Parking
- Council Tax Rating: A

Ground Floor

Vestibule

4'9 x 3'2 (1.45m x 0.97m)

UPVC entrance, cornice coving, door to hall and laminate flooring.

Hall

10'10 x 3'1 (3.30m x 0.94m)

Central heated radiator, doors to reception room one and kitchen, tiled flooring and stairs to the laminate flooring.

Reception Room

11'11 x 10'7 (3.63m x 3.23m)

UPVC double glazed window, central heated radiator, electric fire with wood mantle and stone surround, ceiling rose and cornice coving.

Kitchen

14'4 x 13'8 (4.37m x 4.17m)

UPVC double glazed window, central heated radiator, laminate wall and base units with laminate worktops, free standing oven, stainless steel sink and drainer with traditional taps, tiled splash back, space for fridge freezer, door to utility room and laminate flooring.

Utility Room

9'7 x 7'8 (2.92m x 2.34m)

UPVC double glazed window, tiled flooring, UPVC door to rear and extractor fan.

First Floor

Landing

11'9 x 6'10 (3.58m x 2.08m)

Smoke detector, doors to two bedrooms, family bathroom and stairs to second floor.

Family Bathroom

9'6 x 4'9 (2.90m x 1.45m)

UPVC double glazed frosted window, central heated radiator, vanity top wash basin with mixer tap, panelled bath with mixer tap and overhead direct feed rainfall shower with rinse head, part tiled elevation, extractor fan, tiled flooring, LED spotlights and dual flush WC.

Bedroom One

14'2 x 11'4 (4.32m x 3.45m)

UPVC double glazed window and central heated radiator.

Bedroom Two

11'4 x 9 (3.45m x 2.74m)

UPVC double glazed window and central heated radiator.

Second Floor

Attic Room

18'3 x 13'1 (5.56m x 3.99m)

Velux and central heated radiator.

External

Rear

Enclosed paved yard with gate to shared access road and outside tap.

Front

Courtyard.

