



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			80
(69-80) C			
(55-68) D	57		
(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.

Varley Street, Colne, BB8 0RB

Offers Over £85,000

A FANTASTIC INVESTMENT OPPORTUNITY IN THE HEART OF COLNE

Welcome to this property located on Varley Street in the charming town of Colne. This delightful house boasts two cosy bedrooms, making it perfect for a small family or as an investment opportunity for those looking to expand their property portfolio.

One of the highlights of this property is the spacious kitchen diner, imagine cooking up delicious meals in this inviting space while enjoying the company of your loved ones.

Conveniently situated within walking distance to local shops and amenities, this property offers the perfect blend of comfort and accessibility. Whether you need to run a quick errand or simply fancy a leisurely stroll to explore the neighbourhood, everything you need is right at your doorstep.

Don't miss out on the chance to own this wonderful property in Colne. With its two bedrooms, spacious dining kitchen and great investment potential, this house is just waiting for someone to make it their own. Book a viewing today and envision the possibilities that this charming home has to offer.

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Varley Street, Colne, BB8 0RB

Offers Over £85,000



- Mid Terraced Property
- Three Piece Bathroom
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Fitted Kitchen
- Leasehold
- One Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room

14'3 x 13'11 (4.34m x 4.24m)

UPVC entrance door, UPVC double glazed window, central heating radiator, radiant fire with wood surround, stairs to first floor and open access to kitchen.

Kitchen

13'11 x 13'4 (4.24m x 4.06m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, under stairs storage, wood effect flooring and UPVC door to rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'11 x 7'2 (3.94m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

9'2 x 5'2 (2.79m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with rinse head.

External

Front

Enclosed yard.

Rear

Enclosed yard.

