



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		73	
(69-80) C			
(55-68) D			
(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.

## Brownhill Row, Colne, BB8 7DR

### Offers In The Region Of £260,000

FANTASTIC BLEND OF OLD AND NEW

Welcome to this charming property located on Brownhill Row in the picturesque village of Colne. This delightful house offers a beautiful blend of old-world charm and modern amenities, making it a truly special place to call home.

Situated in a semi-rural location, this property boasts stunning views of Pendle Hill, providing a tranquil and scenic backdrop to everyday life. The modern decor and appliances add a touch of luxury to the traditional character of the house, creating a perfect balance between comfort and style.

Whether you are looking to relax in the peaceful surroundings or entertain guests in a unique setting, this property offers the best of both worlds. Don't miss the opportunity to own a piece of history with all the conveniences of modern living with no chain delay.

Contact our Burnley branch to arrange a viewing and start your journey today!



# Brownhill Row, Colne, BB8 7DR

## Offers In The Region Of £260,000



- Charming Terraced Cottage
- Contemporary Fitted Dining Kitchen
- Stunning Countryside Views
- EPC Rating C
- Three Bedrooms
- Original Features
- Tenure Freehold
- Three Piece Shower Room
- Bursting with Character
- Council Tax Band C

### Ground Floor

#### Porch

5'2 x 2'10 (1.57m x 0.86m)

Hardwood entrance door, tiled flooring and door to reception room.

#### Reception Room

14'8 x 14'4 (4.47m x 4.37m)

Hardwood double glazed window, central heating radiator, exposed wooden beams, multifuel burner with stone surround and wooden mantel, television point, wood effect laminate flooring and door to kitchen/dining area.

#### Kitchen/Dining Area

16'7 x 13' (5.05m x 3.96m)

Two hardwood double glazed windows, spotlights, integrated single oven with four burner gas hob and extractor hood, tiled splashback, one and a half bowl stainless steel sink with draining board and mixer tap, plumbing for dishwasher and washing machine, space for integrated fridge freezer, part tiled and part laminate flooring and hardwood door to rear.

### First Floor

#### Landing

10'4 x 5'11 (3.15m x 1.80m)

Loft access, smoke detector, doors leading to three bedrooms, family shower room and storage.

#### Bedroom One

13'7 x 12'3 (4.14m x 3.73m)

Hardwood double glazed window, central heating radiator and laminate flooring.

#### Bedroom Two

11'5 x 7'10 (3.48m x 2.39m)

Hardwood double glazed window, central heating radiator, dado rail and laminate flooring.

#### Bedroom Three

8'3 x 5'8 (2.51m x 1.73m)

Hardwood double glazed window, central heating radiator and laminate flooring.

#### Shower Room

7'4 x 7'4 (2.24m x 2.24m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower, extractor fan, tiled elevations, PVC panelling to ceiling and tiled flooring.

#### External

#### Rear

Paved seating area with extensive countryside views.

#### Front

Stone chippings and bedding area.



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