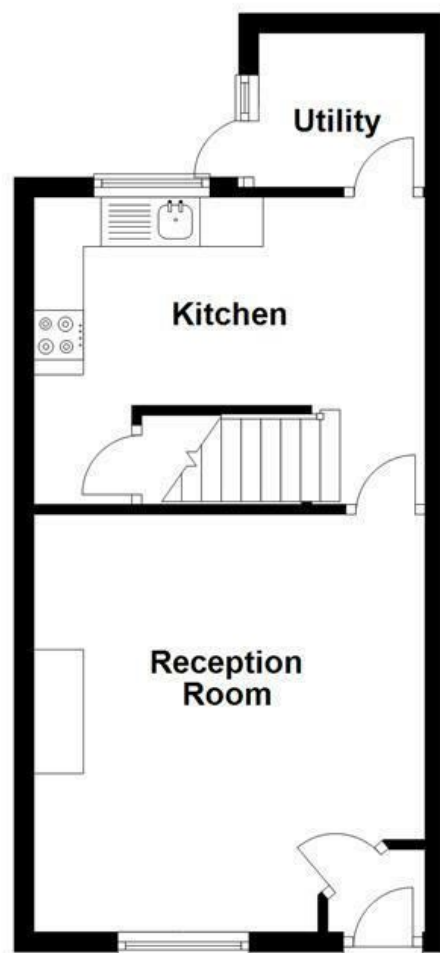
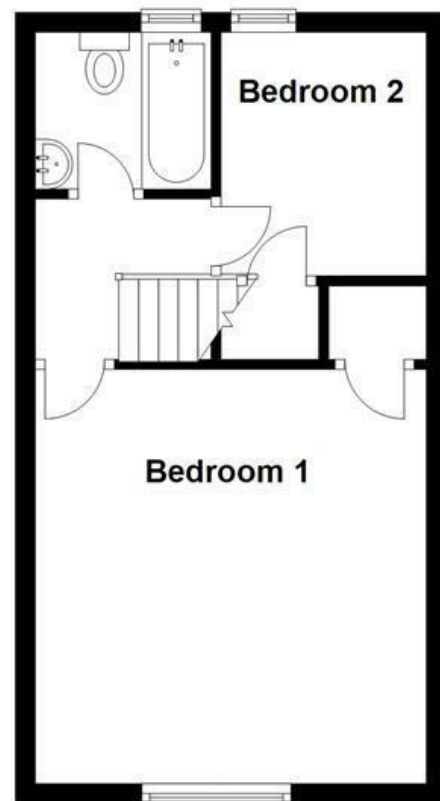


Ground Floor
Approx. 345.6 sq. feet



First Floor
Approx. 322.7 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			91
(81-91) B		71	
(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.

North Street, Colne, BB8 9DU

Offers Over £79,950

A BRIGHT TWO BEDROOM PROPERTY IN THE HEART OF COLNE

Keenans are proud to present to the market this bright property in a popular area of Colne. This is the perfect property for a couple or small family looking for a central location in Colne. The property is filled with bright and modern interiors, located just a short walk to local amenities, near well regarded schools and has easy access to major commuter links to Burnley, Skipton and Blackburn. Whilst also close to countryside walks and nearby parks.

The property comprises briefly, to the ground floor; entrance through to the vestibule which has a door leading to the living room. The living room has a door providing access to the kitchen which has stairs leading to the first floor and a door providing access to the rear yard. To the first floor there is a landing with doors providing access to two bedrooms and a three-piece bathroom suite.

Externally, to the rear of the property there is a paved enclosed garden with an out building and a gate to a shared access road.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

North Street, Colne, BB8 9DU

Offers Over £79,950



- Mid Terrace Property
- Immaculate Presentation
- Enclosed Yard to Rear
- EPC Rating C
- Two Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom
- Perfect First Home
- Council Tax Band A

Ground Floor

Reception Room One

13'10 x 13'0 (4.22m x 3.96m)

UPVC double glazed window, central heating radiator, coving, television point, door to inner hall and stairs to the first floor.

Kitchen

13'00 x 8'11 (3.96m x 2.72m)

UPVC double glazed window, central heating radiator, mix of wall and base units, wood effect worktops, double microwave oven on a high rose unit, four ring electric hob, one and a half sink with drainer and mixer taps, plumbing for washing machine, space for fridge/freezer, UPVC double glazed elevations, wood effect flooring and door to utility.

Utility Room

5'4 x 5'2 (1.63m x 1.57m)

UPVC double glazed window, tiled effect flooring and composite double glazed door to rear.

First Floor

Landing

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'10 x 13'2 (4.22m x 4.01m)

UPVC double glazed window, central heating radiator, spotlights and door to above stairs storage.

Bedroom Two

8'2 x 7'3 (2.49m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

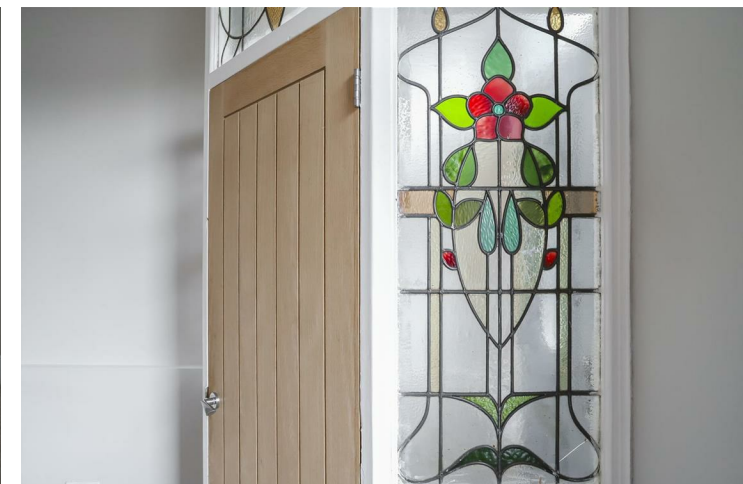
5'7 x 5'4 (1.70m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, low base WC, wash basin, panel bath with overhead direct feed shower, boiler, wood clad elevations and wood effect flooring.

Externally

Rear

Enclosed yard.



Tel: 01282469023

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