



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	

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Princess Street, Colne, BB8 9AN

£260,000

SPACIOUS DOUBLE FRONTED END TERRACED HOME

Situated on Princess Street in Colne, this delightful end terraced home presents an exceptional opportunity for families seeking both space and comfort. Boasting a spacious double front, the property is thoughtfully arranged over three floors, providing an abundance of room for modern living.

With five well-proportioned bedrooms, this residence is perfect for larger families or those who desire extra space for guests or a home office. The two inviting reception rooms offer versatile areas for relaxation and entertainment, ensuring that there is ample room for everyone to enjoy.

The interior is neutrally finished throughout, creating a warm and welcoming atmosphere that is ready for you to move in and make your own. The modern kitchen is a highlight of the home, designed to cater to all your culinary needs while providing a stylish space to gather.

Conveniently located, this property offers easy access to the M65 motorway network, making commuting a breeze. Additionally, local amenities are just a stone's throw away, ensuring that you have everything you need within reach.

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- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Double Fronted End Terraced Property
- Contemporary Fitted Kitchen
- EPC Rating C
- Abundance of Space
- Enclosed Rear Yard Space

Ground Floor

Entrance

Composite double glazed door to hall.

Hall

20'8 x 4'4 (6.30m x 1.32m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect flooring, stairs to first floor, doors to reception room one, kitchen, utility and reception room two.

Reception Room One

13'9 x 13'7 (4.19m x 4.14m)

UPVC double glazed window, designer central heating radiator, television point, radiant fire and wood effect flooring.

Reception Room Two

13'7 x 12'2 (4.14m x 3.71m)

UPVC double glazed window, designer central heating radiator, television point, radiant fire and wood effect flooring.

Utility

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, plumbed for washing machine and dryer, wall mounted boiler and wood effect flooring.

Kitchen

13'3 x 12'7 (4.04m x 3.84m)

UPVC double glazed window, upright designer central heating radiator, range of wall and base units, laminate work tops, integrated oven, five ring gas hob, glass splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated dishwasher, space for American fridge freezer, spotlights, tiled effect flooring, door to under stairs storage and composite double glazed door to rear.

First Floor

Landing

Central heating radiator, wood effect flooring, stairs to second floor, doors to three bedrooms and bathroom.

Bathroom

10'10 x 9'3 (3.30m x 2.82m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed rainfall shower with rinse head, tiled elevation and tiled floor.

Bedroom One

13'9 x 13'8 (4.19m x 4.17m)

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

Bedroom Two

12'8 x 11'1 (3.86m x 3.38m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Three

14'10 x 13'7 (4.52m x 4.14m)

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

Second Floor

Landing

Doors to two more bedrooms

Bedroom Four

13'7 x 13'3 (4.14m x 4.04m)

Four Velux windows, central heating radiator, wood effect flooring and open access to storage area.

Storage

13'11 x 9'10 (4.24m x 3.00m)

Three Velux windows and wood effect flooring.

Bedroom Five

13'6 x 11'4 (4.11m x 3.45m)

Four Velux windows, central heating radiator, wood effect flooring and door to above stairs storage.

External

Rear

Paved yard.

Front

Courtyard.



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