



Glen Street, Colne, BB8 9EW

Offers Over £100,000

THE PERFECT FIRST TIME HOME IN A CONVENIENT LOCATION

Set over three floors, this deceptively spacious, mid-terraced home is being welcomed to the property market. With a large double bedroom and well-proportioned attic room, the property also provides easy access to all local amenities and commuter routes towards Burnley, Barrowford and Barnoldswick. Ideally suited for a first time or rental investor looking for a generously sized terraced home in the heart of Colne.

The property comprises briefly, to the ground floor; entrance through the porch to the living room with door providing access to a spacious open plan kitchen/diner. The kitchen/diner has stairs leading to the first floor and door to the rear yard. To the first floor is a landing with stairs leading to the second floor and doors providing access to a large double bedroom and four-piece bathroom suite. To the second floor is an attic room currently utilised as another bedroom. Externally the property boasts an enclosed rear gravel chipped yard. The front of the property has a paved yard.

For further information, or to arrange a viewing, please contact our Sales team at your earliest convenience.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(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		

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.

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- Immaculate Mid Terrace Property
- Spacious Lounge
- On Street Parking
- EPC Rating D
- Loft Conversion
- Ideal First Time Buy
- Tenure Leasehold
- Open Plan Dining Kitchen
- Attractive Rental Investment
- Council Tax Band A

Ground Floor

Entrance Porch

4'5 x 2'7 (1.35m x 0.79m)

UPVC double glazed windows and door leading to reception room.

Reception Room

13 x 12'5 (3.96m x 3.78m)

UPVC double glazed window to front elevation, central heating radiator, spotlights, television point, feature fireplace with gas fire and door leading to kitchen/dining area.

Kitchen/Dining Area

20'5 x 12'5 (6.22m x 3.78m)

UPVC double glazed window to rear elevation, Velux windows, central heating radiator, range of wall and base units with complementary worktops, integrated double oven, four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink with drainer and mixer tap, plumbing for dishwasher, integrated fridge freezer, tiled flooring, hardwood stable door to rear elevation and open staircase to the first floor.

First Floor

Landing

Central heating radiator, spotlights, doors to bedroom one and family bathroom and open staircase to second floor attic room.

Bedroom One

13'00 x 12'5 (3.96m x 3.78m)

UPVC double glazed window to front elevation, spotlights and central heating radiator.

Bathroom

11'5 x 6'4 (3.48m x 1.93m)

UPVC double glazed window to rear elevation, central heating radiator, a four-piece suite comprising of tiled bath with hand held shower feed and mixer tap, pedestal wash basin, low level WC and glass shower enclosure with overhead shower feed. Full tiled elevations and spotlights to ceiling.

Second Floor

Attic Room

21'6 x 11'2 (6.55m x 3.40m)

Velux windows and spotlights, central heating radiator and fitted eaves storage.

External

Rear

Enclosed gravel yard.

Front

Garden fronted.



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