



Claremont Street, Colne, BB8 0PW

£160,000

A BEAUTIFUL END TERRACE HOME

Situated on Claremont Street in the town of Colne, this beautifully presented end terrace house is an ideal choice for a small family or a professional couple seeking a comfortable and stylish home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining, alongside two well-proportioned bedrooms that offer a peaceful retreat.

One of the standout features of this home is the stunning kitchen extension, which has been thoughtfully designed to create a bright and airy space for cooking and dining. The contemporary fixtures and fittings throughout the property enhance its modern appeal, while the neutral decor provides a versatile backdrop that allows for personal touches.

Convenience is key, as this property offers easy access to nearby amenities and major commuter routes, making it an excellent base for those who need to travel for work or leisure. With its immaculate finish, this home is ready for you to move straight in, allowing you to settle in without the hassle of renovations.

In summary, this end terrace house on Claremont Street presents a wonderful opportunity for those looking for a stylish and practical living space in a well-connected location. Don't miss the chance to make this delightful property your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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.

Claremont Street, Colne, BB8 0PW

£160,000

 **2**  **2**  **2**  **E**

- Exceptional End Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Enviaable Views
 - Tenure Leasehold
- Versatile Attic Room
 - Move-in Ready
 - Council Tax Band A

Ground Floor

Entrance

Composite double glazed door to vestibule.

Vestibule

3'5 x 3'3 (1.04m x 0.99m)

Leaded stained glass door leading to the hallway.

Hallway

10'5 x 3'5 (3.18m x 1.04m)

Central heating radiator, stairs to first floor and doors to two reception rooms.

Reception Room One

11' x 10'4 (3.35m x 3.15m)

UPVC double glazed sash window, central heating radiator, electric log burning style fire, coving, television point and wood effect flooring.

Reception Room Two

14'9 x 14' (4.50m x 4.27m)

Two UPVC double glazed windows, central heating radiator, multi fuel burning stove, ceiling rose, coving, under stairs storage and double doors to kitchen.

Kitchen

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

UPVC double glazed door and window to the rear, three Velux windows, range of panel wall and base units, granite work surface, composite sink and drainer with mixer tap, integrated dishwasher, wine fridge and washing machine, double electric oven and grill in a high rise unit, four ring electric hob, spotlights, under unit lighting and door to storage space.

First Floor

Landing

10'2 x 6'8 (3.10m x 2.03m)

Smoke alarm, doors to two bedrooms bathroom and stairs to the attic.

Bedroom One

11'7 x 11' (3.53m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

12'1 x 4'2 (3.68m x 1.27m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure and vinyl flooring.

Bedroom Two

11'3 x 8' (3.43m x 2.44m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

11'1 x 6'7 (3.38m x 2.01m)

UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap, overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, shaving point, part tiled elevation and linen cupboard.

Second Floor

Attic Room

13'3 x 11'2 (4.04m x 3.40m)

Velux window.

External

Rear

Enclosedf yard space.



Tel: 01282469023

www.keenans-estateagents.co.uk