



## Lidgett, Colne, BB8 7AF

### £175,000

TWO-BEDROOM TERRACED COTTAGE IN COLNE NOT TO BE MISSED

Nestled in the charming area of Lidgett, Colne, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The well-laid-out kitchen is designed with functionality in mind, making it a joy to prepare meals and enjoy family gatherings.

The property boasts two well-proportioned bedrooms, each offering ample space for rest and personalisation. The well-appointed bathroom adds to the convenience of this home, ensuring that all your needs are met with ease.

Outside, the rear enclosed yard presents a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This house is not just a place to live; it is a sanctuary where you can create lasting memories.

With its thoughtful layout and desirable features, this property in Lidgett is an excellent opportunity for those seeking a comfortable and inviting home. Whether you are a first-time buyer or looking to downsize, this house is sure to meet your needs and exceed your expectations.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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.



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- Tenure Freehold
  - On Street Parking
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Ideal Home For A Couple Or First Time Buyers
  - Ample Rear Garden Space
- EPC Rating TBC
  - Two Well Proportioned Bedrooms
  - Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed frosted door to reception room.

#### Reception Room

14'7 x 14' (4.45m x 4.27m)

UPVC double glazed leaded window, central heating radiator, feature wall lights, multi fuel burning stove, wood laminate flooring, door to kitchen and stairs to first floor.

#### Kitchen

11'5 x 7'4 (3.48m x 2.24m)

UPVC double glazed frosted window, central heating radiator, wall and base units, wood effect work top, composite one and a half sink and drainer with mixer tap, integrated oven and microwave in a high rise unit, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge freezer, door to under stairs storage, wood effect laminate flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

7'7 x 5'1 (2.31m x 1.55m)

Doors to two bedrooms and bathroom.

#### Bedroom One

14'8 x 9'1 (4.47m x 2.77m)

UPVC double glazed window, central heating radiator, exposed beams and integrated wardrobes.

#### Bedroom Two

12'6 x 7'3 (3.81m x 2.21m)

UPVC double glazed window, central heating radiator and integrated storage.

#### Bathroom

6'7 x 7'9 (2.01m x 2.36m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, exposed beams, spotlights and lino flooring.

### External

#### Rear

Enclosed laid to lawn garden, paving, decked area and shed.



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