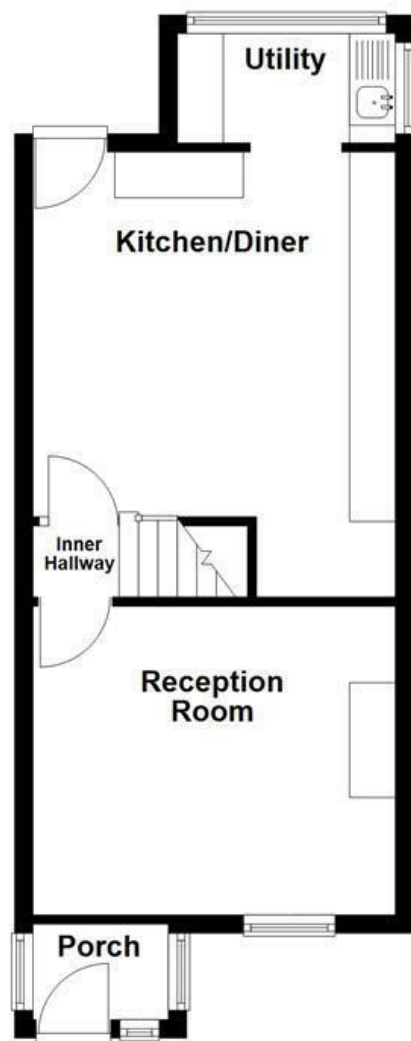
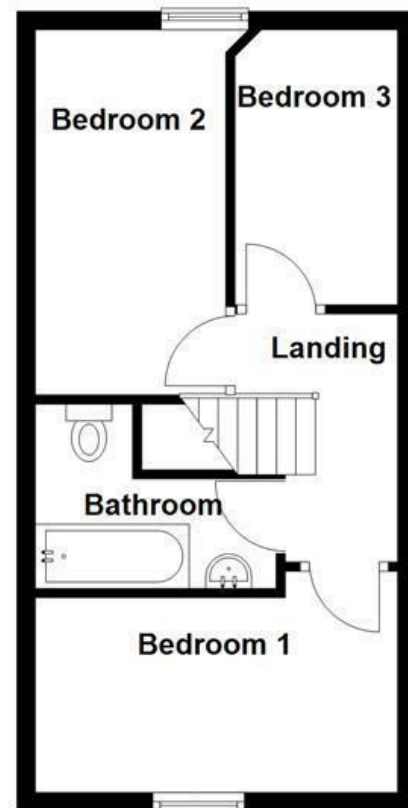


Ground Floor



First Floor



Fern Street, Colne, BB8 0QY

£750

AN ENVIABLE FAMILY HOME

Having been presented and updated beautifully throughout with spacious rooms, neutral decoration and an open plan kitchen diner, this enviable three bedroom mid terraced property is being proudly welcomed to the rental market in the desirable location of Colne. With three generously sized bedrooms, modern bathroom and situated within a convenient location, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Skipton, Barnoldswick and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you through to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen leads openly on to a utility area. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	81
(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.

Fern Street, Colne, BB8 0QY
£750

 3  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Ideal Family Home
 - Easy Access To Major Network Links
- Council Tax band A
 - Three Well Proportioned Bedrooms
 - Open Plan Kitchen/Dining Area
- EPC Rating D
 - Viewing Essential
 - Close Proximity To local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to the porch.

Porch

4'10 x 3'5 (1.47m x 1.04m)

Hardwood single glazed windows, UPVC double glazed frosted door to the reception room.

Reception Room

13' x 11'2 (3.96m x 3.40m)

UPVC double glazed window, central heating radiator, picture rail, integrated alcove storage, electric fire with marble effect hearth and surround, television point, door to the inner hallway.

Inner Hallway

3'6 x 2'7 (1.07m x 0.79m)

Door to the kitchen diner, staircase to the first floor.

Kitchen/Dining Area

15'11 x 13' (4.85m x 3.96m)

Central heating radiator, a range of wood effect panelled wall and base units, granite effect surface, tiled splash backs, integrated electric oven with a four ring electric hob, space for fridge freezer, under staircase storage cupboard, picture rail, wood effect Lino flooring, open to the utility room, UPVC door to the rear.

Utility Room

7'4 x 3'11 (2.24m x 1.19m)

Two UPVC double glazed windows, wood effect panelled base units, granite effect surface, composite sink and drainer with mixer tap, space for washing machine and dryer, polycarbonate roof, tiled flooring.

First Floor

Landing

9'4 x 5'11 (2.84m x 1.80m)

Loft access, doors to three bedrooms and bathroom.

Bedroom One

13' x 9'1 (3.96m x 2.77m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'11 x 6'10 (3.94m x 2.08m)

UPVC double glazed window, central heating radiator, Alpha boiler.

Bedroom Three

9'10 x 6'10 (3.00m x 2.08m)

UPVC double glazed window, integrated storage.

Bathroom

8'9 x 6'7 (2.67m x 2.01m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, PVC panelled bath with a direct feed shower head and

electric feed shower head, pedestal wash basin with mixer tap, PVC panelled elevations, PVC panelling to the ceiling, extractor fan, wood effect Lino flooring.

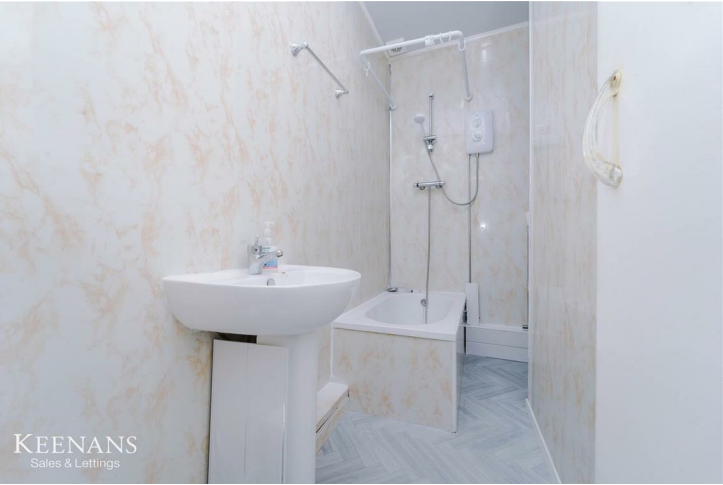
External

Rear

Enclosed yard.

Front

Courtyard.



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