

29 Walton Street, Colne, BB8 0EL

Price £69,950

Council Tax Band: A



Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage



Welcome to the perfect investment property. This mid-terrace is nestled in the heart of Colne, offering the perfect blend of convenience and comfort. Situated close to the bustling town centre, local schools, and picturesque parks. Adding to the appeal of this property is the long-standing tenant who has called this place home for over five years and expresses a desire to stay. With its fantastic rental potential, this home presents an ideal investment opportunity for savvy investors looking to capitalize on the thriving rental market.

As you step inside, you're welcomed by a spacious living room that seamlessly flows through to the kitchen in a horseshoe arrangement. The kitchen is fitted with white gloss units and contrasting work surfaces. Understairs storage offers a practical solution for keeping clutter at bay, while access to the first floor through the kitchen.

Upstairs, you'll find a well-appointed double bedroom and a generously sized single bedroom. The three-piece bathroom suite, features a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead shower.

Recent updates to the doors and windows with sleek black uPVC lend a touch of contemporary flair while enhancing energy efficiency and security.



# Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage

11a Skelton Street  
Colne  
Lancashire  
BB8 9JE  
01282 914042  
Burnley@farrarandforbes.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	