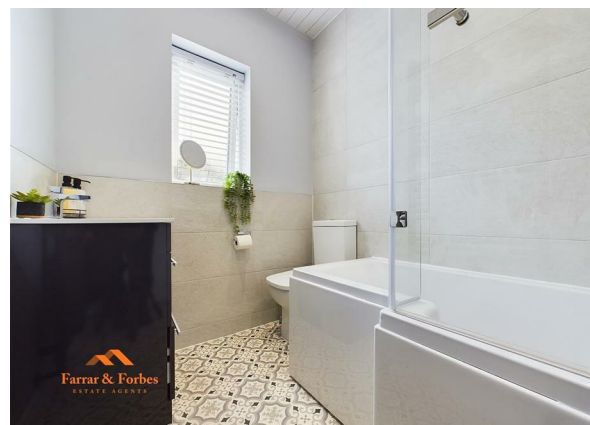
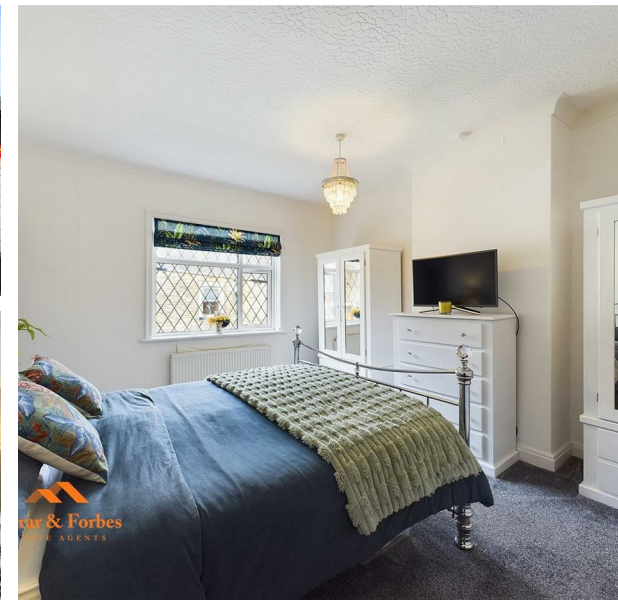


10 Sefton Street, Colne, BB8 0QP
Offers over £145,000
Council Tax Band: A



As you approach, you'll notice the home is set back from the street, featuring a lovely garden forecourt with neat astro turf and a flagged pathway leading to a sturdy composite front door. Inside, the entrance hallway provides access to the first-floor stairs and the inviting living room. The living room is a bright and cozy space, enhanced by an electric fire that serves as the perfect focal point. Morning sunlight streams through the front window creating an abundance of light.

At the rear of the home, you'll find a stunning fitted kitchen arranged in a practical horseshoe layout. It comes equipped with a range of modern appliances, including a fridge/freezer, plumbing for a washing machine, an electric oven, a gas hob, and a dishwasher. The kitchen has ample room for a dining table, with stylish hanging ceiling lights adding to the inviting ambiance. Patio doors open out to the rear garden, providing an ideal setting for seamless indoor/outdoor living.

The rear garden is beautifully designed with Indian stone flags, an astroturf lawn, and a handy storage shed. It's a low-maintenance space that's perfect for enjoying outdoor activities or simply relaxing.

Upstairs, the home offers two generously sized double bedrooms, with the main bedroom benefiting from a built-in wardrobe cupboard. The bathroom is modern and stylish, featuring a sleek three-piece suite in white, including a low-level WC, a cabinet hand wash basin, and a p-shaped bath with an overhead shower and glass shower screen.

For additional storage, the loft has been thoughtfully boarded and includes a pull-down ladder, making it easily accessible.



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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	