

9 Calder Street, Colne, BB8 0DG

Price £139,950

Council Tax Band: A



Farrar & Forbes

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The property features a lovely front garden forecourt, leading you into an entrance vestibule and a long hallway to a welcoming living room and lounge area. High ceilings and electric fires add character to these rooms. Toward the rear of the home, a generously sized kitchen extension is set in a U-shape design, complete with matching wall, base, and drawer units, an electric oven, hob, and a stainless steel extractor hood. Additional storage space is available under the stairs, and the rear yard includes two outbuildings that could serve as a utility room or extra storage.

On the first floor, you'll find three bedrooms, a separate WC, and a bathroom featuring a paneled bath, a quadrant shower, a pedestal wash basin, and a low-level WC. The top floor is home to a spacious attic room that stretches the length of the property, with a Velux window providing natural light and extra storage within the eaves.



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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	