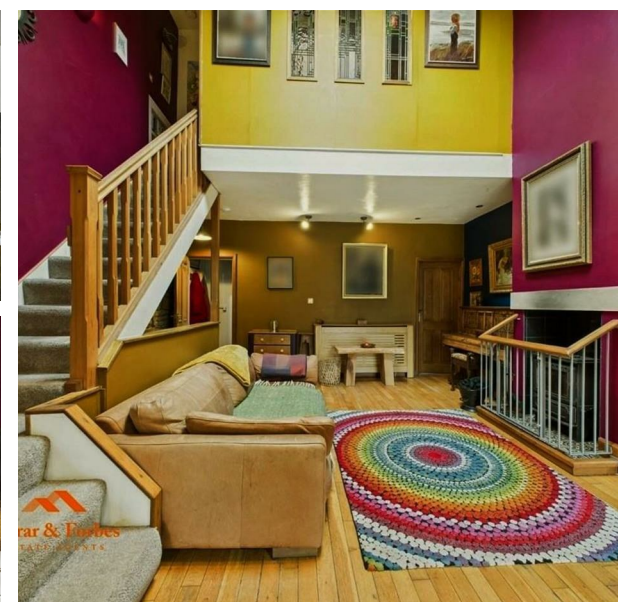
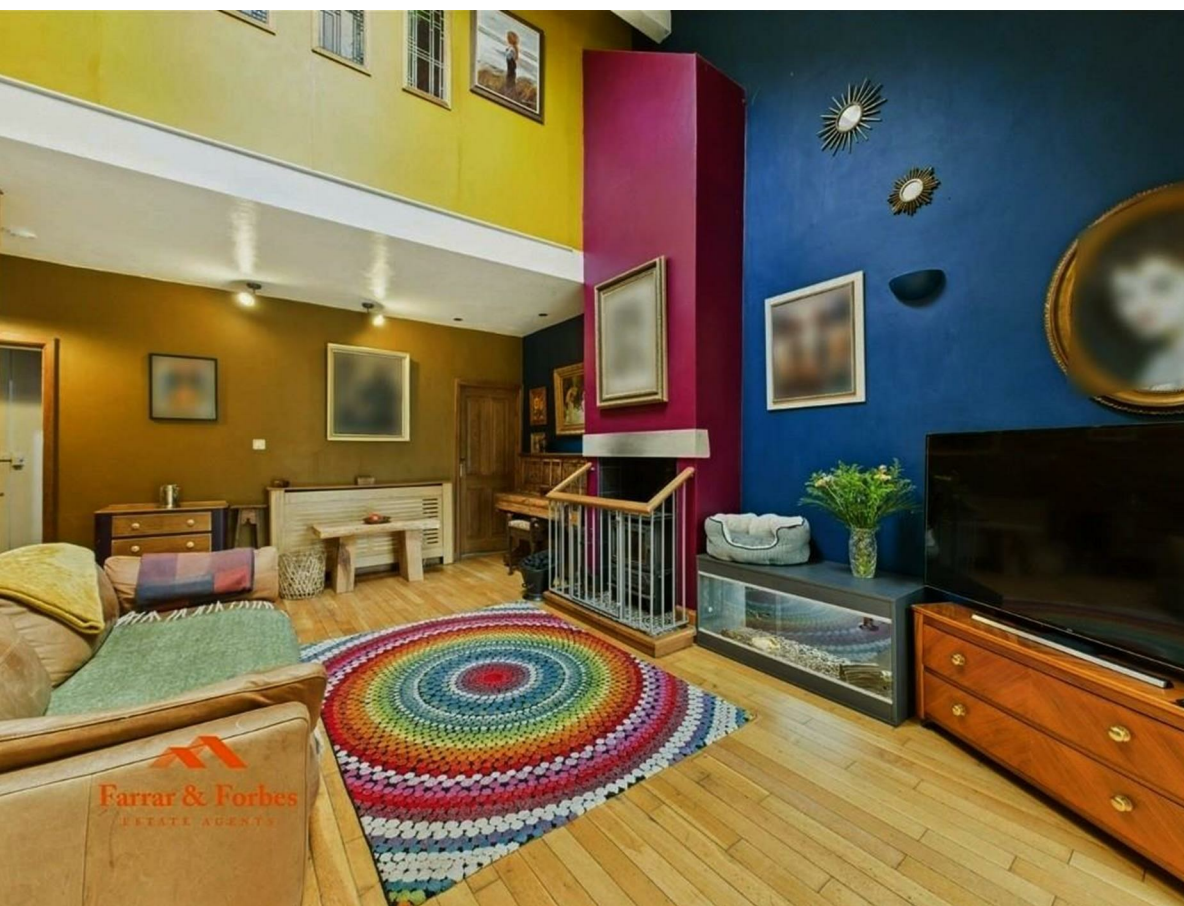


3 Burnley Road, Colne, BB8 8DY
Price £175,000
Council Tax Band:



The living space is a true showstopper, boasting vaulted ceilings adorned with velux window that filters light to the duplex double bedroom above. A striking multi-fuel burner with a wrought iron surround adds warmth and charm, while solid wood flooring throughout the living room and kitchen enhances the natural, timeless feel of the apartment.

Patio doors open from the living area onto a decked outdoor space, ideal for relaxing or entertaining on warm summer days. The bathroom is well-appointed with a low-level WC, a cabinet hand wash basin, and a paneled bath, offering both style and functionality. Both bedrooms are generously sized, providing ample storage space to maintain a clutter-free environment.

On the ground floor, a separate utility room with additional storage and plumbing for a washing machine adds extra convenience. Additionally, the property includes a fully equipped salon with its own separate entrance, making it an excellent opportunity for a home-based business or rental income. The salon features a WC facility and is perfectly set up to start or expand a hairdressing business. Its prominent shopfront along a busy main road ensures fantastic visibility and marketing potential.

To the rear of the salon, a practical outbuilding offers extra storage, while an additional patio space provides a private retreat.

Whether you're looking for a unique living space with character or an incredible business opportunity, this duplex apartment with an adjoining salon is a rare and versatile find.



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

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