

4 Sefton Street, Colne, BB8 0QP

Price £145,000

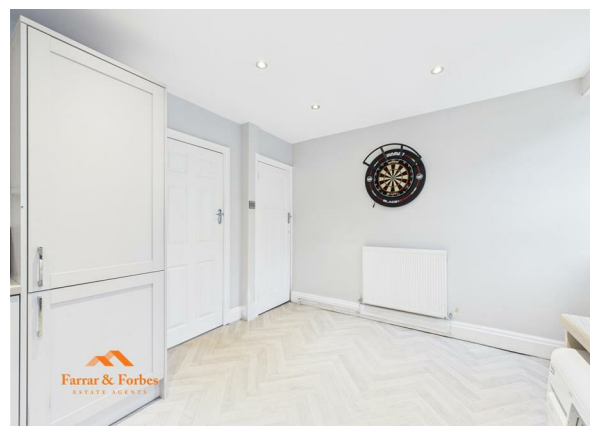
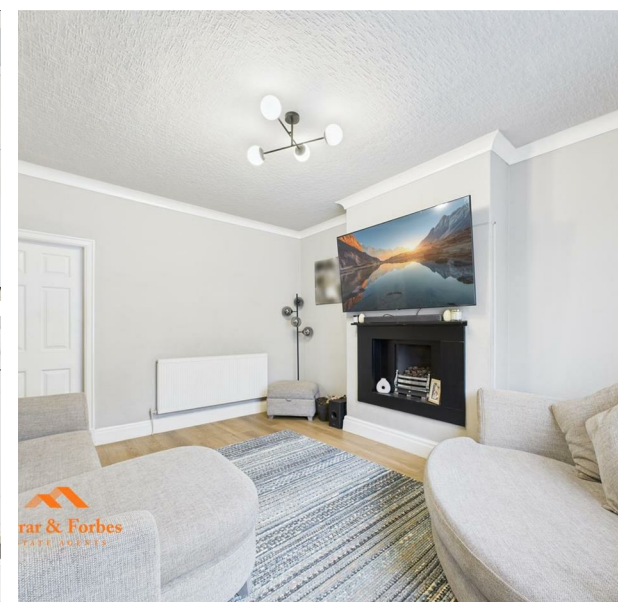
Council Tax Band:



**Farrar & Forbes**

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Set back from the road on a quiet street, this lovely two-bedroom mid-terrace home is ideal for first-time buyers. Conveniently located close to Park Primary School and within walking distance of Park High School, it offers both comfort and practicality.

To the front, a gated garden forecourt provides a welcoming approach. Step inside the entrance hall, where stairs lead to the first floor. The spacious lounge features a gas fire — a perfect focal point — and ample room for furniture, creating a warm and inviting space.

To the rear, a recently fitted kitchen is arranged in a practical horseshoe layout with matching wall, base, and drawer units, complemented by contrasting work surfaces. Integrated appliances include a fridge/freezer, electric hob, oven, and extractor hood. There’s also plenty of space for a dining table, making this a great family or entertaining area.

Upstairs, there are two well-proportioned bedrooms: a generous double with a built-in wardrobe/storage cupboard, and a comfortable single bedroom overlooking the rear. The modern three-piece bathroom comprises a low-level WC, pedestal wash basin, and a panelled bath with overhead shower.

Outside, the low-maintenance rear patio garden is attractively finished with flowers and shrubs.





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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	