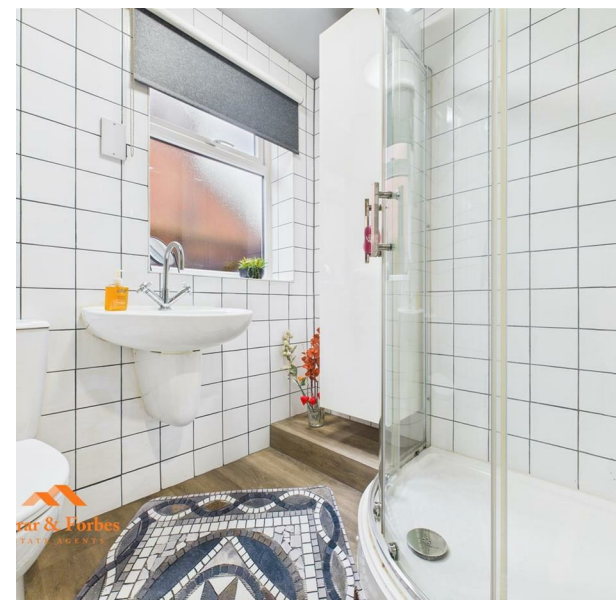
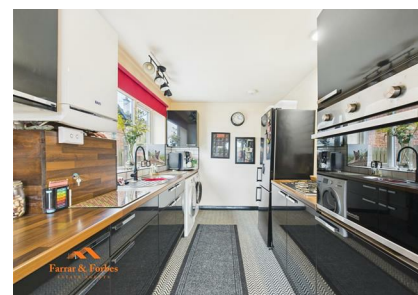


7 Rydal Place, Colne, BB8 7DA
Price £220,000
Council Tax Band: B



Rydal Place is the perfect PLACE! for any downsizes or visionaries looking to expand the space, this semi-detached bungalow positioned in a quiet, set-back location, offering a peaceful lifestyle while remaining close to key local amenities including Colne Cricket Club and the Morris Dancers. Ideal for those looking to downsize or for couples seeking convenience and comfort in a well-regarded area.

To the rear, the property benefits from a driveway and a single detached garage with electricity. A side pathway leads to the beautifully presented rear garden, featuring Indian stone paving, composite decking, and a raised flower bed.

Internally, the hallway leads directly to the spacious lounge, complete with a log-burner and a large window overlooking the front garden, allowing plenty of natural light. The second bedroom, positioned at the front, is currently used as a dressing room but offers ample space for use as a guest bedroom.

The bathroom comprises a three-piece suite including a low-level WC, pedestal wash basin, and quadrant shower. The main bedroom, also located to the front, is a generous double with fitted wardrobes.

The open-plan kitchen diner is a standout feature, fitted with glossy black wall, base, and drawer units with contrasting work surfaces. Patio doors from the dining area open out to the rear garden, while a characterful stained-glass window adds charm and warmth to the space.

The loft has been converted and provides excellent potential for further development into additional bedrooms or a spacious main suite with an en-suite, subject to the necessary planning permissions and building regulations.



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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	