

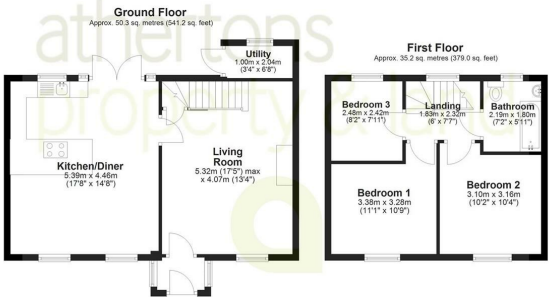


100 Harrison Drive, Colne, BB8 9SE
£179,995



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Situated in a highly desirable area of Colne, this extended, charming three-bedroom home offers an exceptional opportunity for those seeking comfort and convenience. Ideally positioned close to local amenities, transport links, and shops, it also benefits from off-road parking, a large end-plot and extended accommodation as well as easy access to the M65 motorway, providing seamless connections to neighbouring towns and cities, including Burnley, Blackburn, and Preston. Thoughtfully designed and well-appointed throughout, the property combines stylish interiors with practical living spaces, creating a warm and inviting atmosphere.



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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