



*26 Varley Street
Colne
Offers in the Region of: £85,000*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



26 Varley Street, Colne

**For sale with a sitting tenant with a monthly rent of £425 per month.*

A well-presented two-bedroom traditional mid terrace home, conveniently located in a popular area of Colne, close to local amenities and major transport links.

Briefly comprising, lounge, kitchen/dining room, lounge on the ground floor, along with two bedrooms and bathroom on the first floor. Externally the property has a forecourt garden to the front and a spacious yard, with timer decking patio and gravel area.



LOUNGE

A UPVC entrance door opens into the lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, modern wall mounted electric fire, built in storage cupboard, radiator, laminate flooring, and ceiling light point.

KITCHEN/ DINING ROOM

The kitchen with UPVC double glazed window overlooking the enclosed rear yard, briefly comprising, a range of base and wall mounted units with complementary laminate work surfaces, stainless steel sink with chrome mixer tap, integrated appliances, comprising, Logik oven, stainless steel four ring gas hob, stainless steel overhead extractor, space and plumbing for a washing machine, radiator, vinyl flooring, and ceiling light point. The properties Ferroli combination boiler is neatly housed in one of the wall mounted kitchen units.



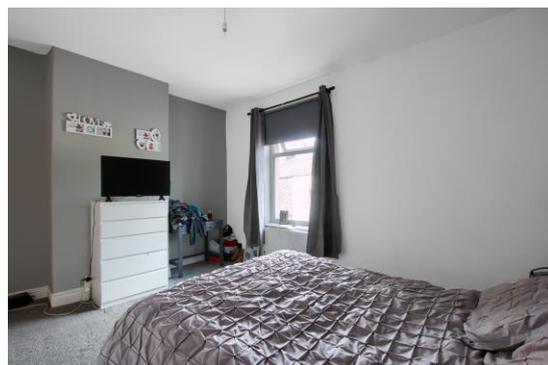
BEDROOM ONE

A spacious, light filled double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, built in over stairs storage cupboard, radiator, carpeted flooring, and ceiling light point.



BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



BATHROOM

The bathroom with small UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, and shower attachment, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, ceramic floor tiles, and ceiling light point.



EXTERNAL

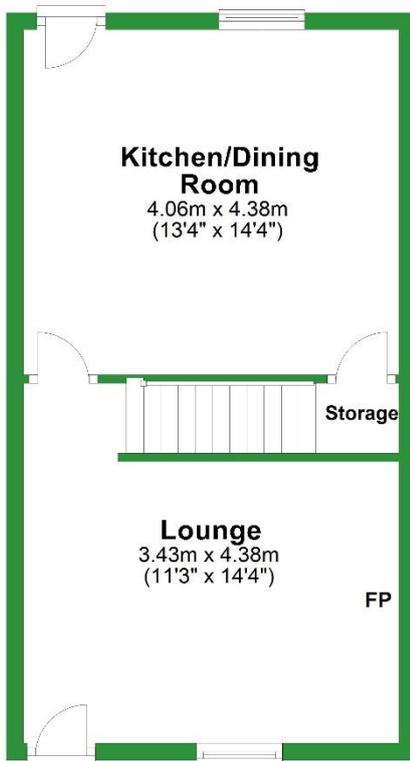
Externally the property has a forecourt garden to the front and a spacious yard, with timer decking patio and gravel area.





Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



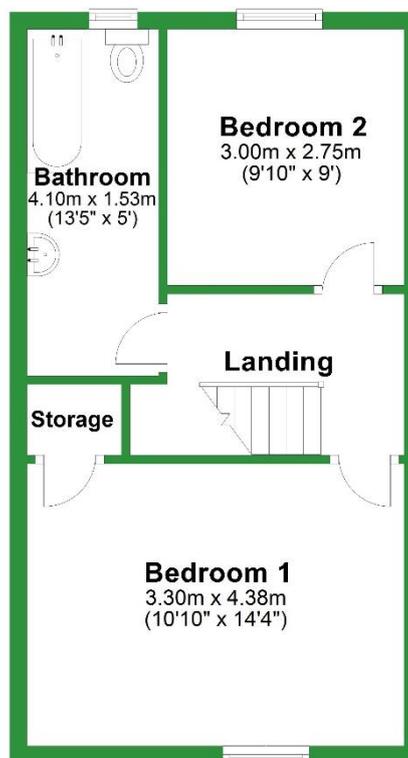
Total area: approx. 73.6 sq. metres (791.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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