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176 Keighley Road  
Colne  
BB8 0PJ



## For Sale

Price £240,000

- Spacious bay fronted mid terrace
- Sought after location near to amenities
- Overlooking Colne cricket club
- Leasehold
- Two reception rooms

- Separate fitted kitchen with appliances
- Utility room
- Three double bedrooms (incl attic)
- Three piece shower room
- Garden forecourt to the front and spacious rear yard



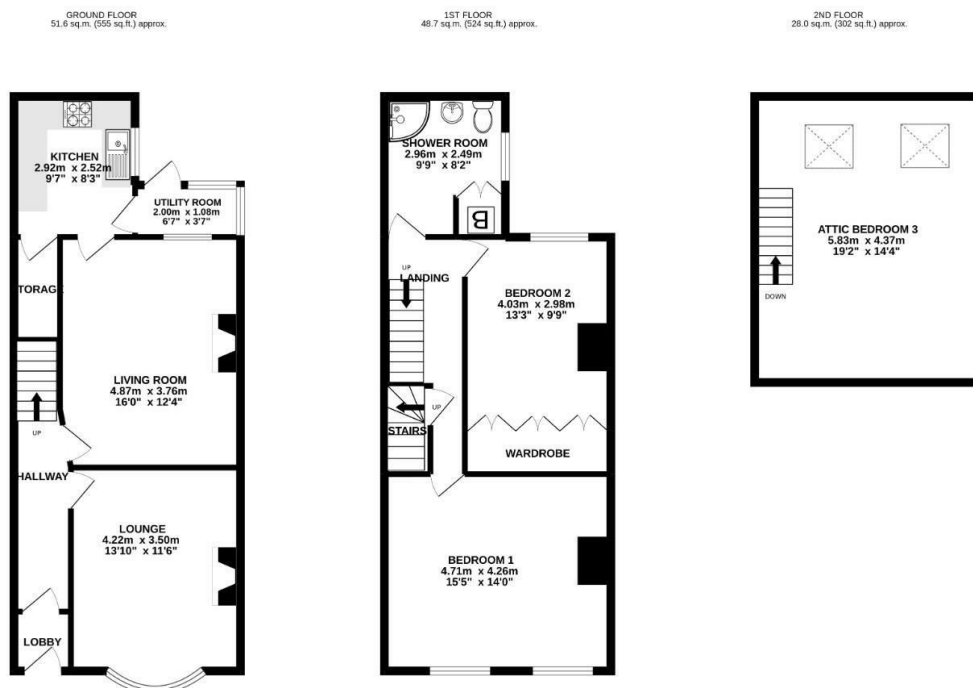
Located in an established and popular residential area of Colne a short distance away from local amenities and public transport links and in the catchment areas for local Primary and Secondary Schools, this spacious bay fronted mid terrace house presents an ideal purchase for the growing family and overlooks Colne cricket club.

The accommodation comprises on the ground floor, entrance vestibule accessed by a hardwood door leading into hallway which has stairs providing access to the first floor. There are two good sized reception rooms each with its own modern living flame gas fire and surround. There is a separate modern fitted kitchen housing an excellent range of wall and base units with complementary work surfaces and splash backs, 1½ bowl sink unit, plumbing for automatic washing machine, oven, hob with extractor fan over, dishwasher, under stairs storage cupboard and utility room.

To the first floor are two double bedrooms, and there is a spacious three piece shower room in white comprises, low level wc, pedestal hand wash basin and storage cupboard housing the gas fired combination boiler. To the second floor is a useful spacious attic room/bedroom 3 with velux skylight, central heating radiator and has views towards Boulsworth Hill.

Externally, to the front of the property is a garden forecourt and to the rear is a good sized enclosed yard.

The property benefits from the modern day comforts of UPVC double glazing which has recently been installed and gas fired central heating and an internal viewing appointment is recommended.



**TOTAL FLOOR AREA: 128.3 sq.m. (1381 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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