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12 Red Lane
Colne
BB8 7JX



For Sale

- Spacious semi-detached
- Sought after location
- Ideal for a family
- Entrance porch and hallway
- Lounge

Price £270,000

- Garage converted into 2nd living room
- Open plan dining kitchen
- Three bedrooms
- Modern bathroom
- Driveway & gardens



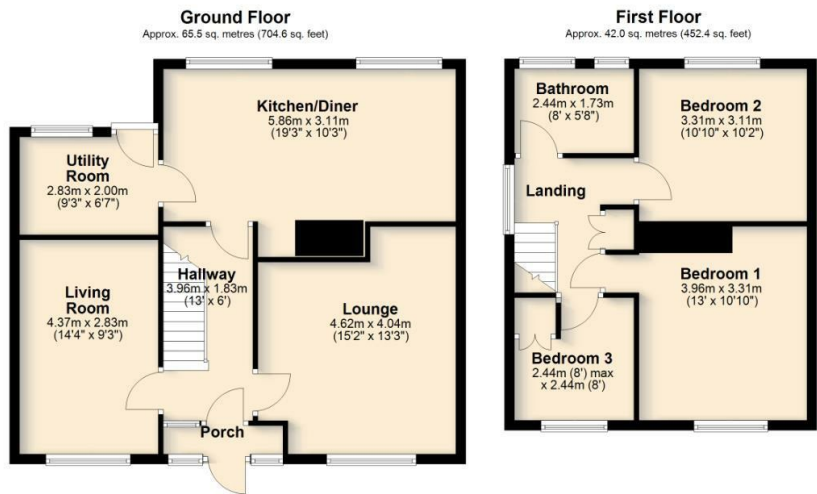
Situated on the popular Red Lane in Colne, this well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation, perfect for modern family life. With a thoughtful layout and a range of improvements, including a re-roof within the last seven years and double glazing throughout, the property is ready for immediate occupancy. Its excellent location provides easy access to local amenities, schools, and transport links, making it an ideal choice for a variety of buyers.

Upon entering, the property features an entrance porch leading into a welcoming hallway. The bright and airy lounge offers a comfortable space to relax, while the former garage has been converted into a second living room, currently used as a home office, providing added flexibility for work or leisure. To the rear, the fully fitted kitchen diner boasts ample storage and workspace, perfect for family meals and entertaining. A separate utility room enhances convenience with additional storage and laundry facilities.

The first floor comprises three well-proportioned bedrooms, each offering plenty of space for furniture and storage. A modern three-piece bathroom completes the upper level, featuring contemporary fittings and a sleek design. The well-planned layout ensures a comfortable living environment for a growing family.

Externally, the property benefits from a brand-new resin driveway to the front, offering off-road parking for at least two to three vehicles. To the rear, an excellent garden provides the perfect outdoor space, featuring a patio area for alfresco dining and a well-maintained lawn ideal for children to play or for gardening enthusiasts to enjoy.

With its modern updates, spacious interior, and fantastic outdoor space, this superb semi-detached home is a wonderful opportunity for buyers seeking a ready-to-move-into property in a desirable area. Early viewing is highly recommended to fully appreciate all that this home has to offer.



Total area: approx. 107.5 sq. metres (1157.0 sq. feet)
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanUp.



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