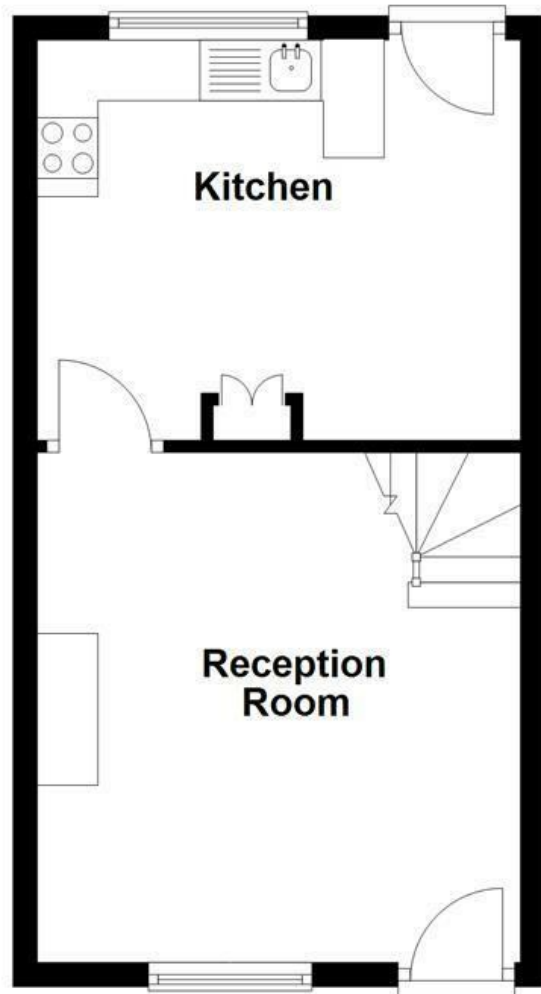
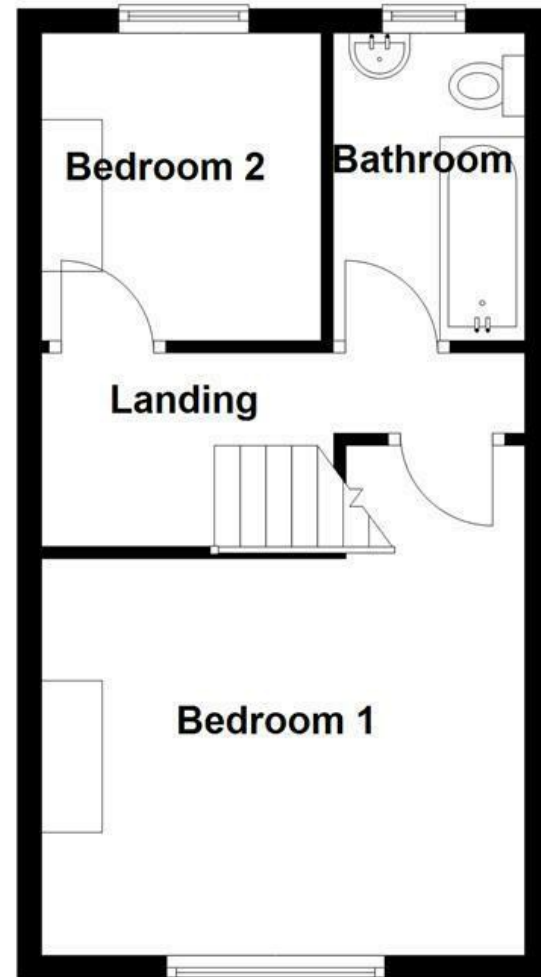


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		70	88
(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 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

North Street, Colne, BB8 9DU

Offers Over £79,950

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on North Street in the charming town of Colne, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking a welcoming home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed with functionality in mind, offering ample space for culinary creations and family gatherings. The family bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the rear yard, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, barbecues, or simply unwinding in the fresh air.

Situated in a sought-after location, this home benefits from close proximity to motorway links, making commuting a breeze. Additionally, local amenities are just a stone's throw away, providing everything you need for day-to-day living.

Some images have been digitally staged using AI, to illustrate the potential layout and appearance of the property.

North Street, Colne, BB8 9DU

Offers Over £79,950

 **2**  **1**  **1**  **C**

- Mid Terraced Property
 - Traditional Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room

13'10 x 13'1 (4.22m x 3.99m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, smoke alarm, stairs to first floor and door to kitchen.

Kitchen

13'1 x 10'10 (3.99m x 3.30m)
UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate worktops, integrated oven, four ring electric hob, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, Potterton boiler, storage, part tile elevation, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

13'5 x 5'7 (4.09m x 1.70m)
Smoke alarm, loft access and doors to two bedrooms and bathroom.

Bedroom One

13'9 x 13'1 (4.19m x 3.99m)
UPVC double glazed window and central heating radiator.

Bedroom Two

8'4 x 7'7 (2.54m x 2.31m)
UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 5'1 (2.49m x 1.55m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, part tiled elevation and wood effect flooring.

External

Rear

Enclosed yard and gated access to rear.



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