



## 123 Venables Avenue

Colne

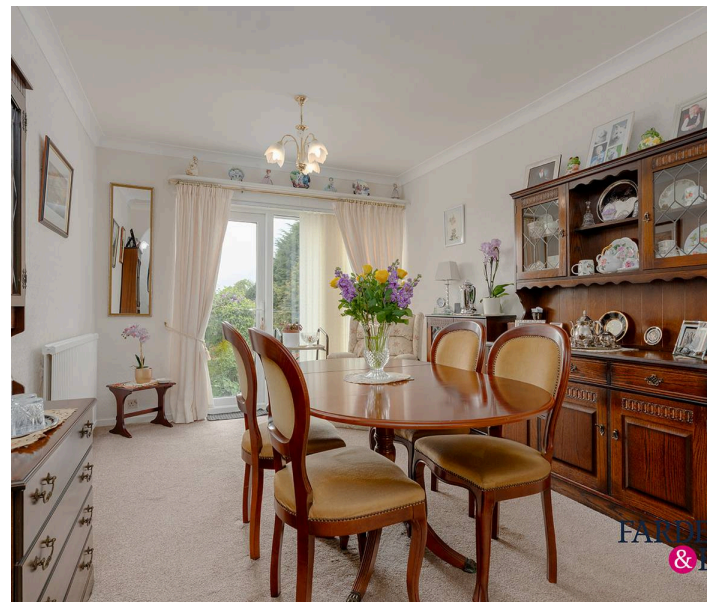
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Large Driveway
- Detached Garage
- Ground Floor Bedroom
- Stunning Gardens
- Popular Location
- Ample Storage
- Council Tax Band B - Leasehold Tenure
- New Boiler in 2026



### Ground Floor

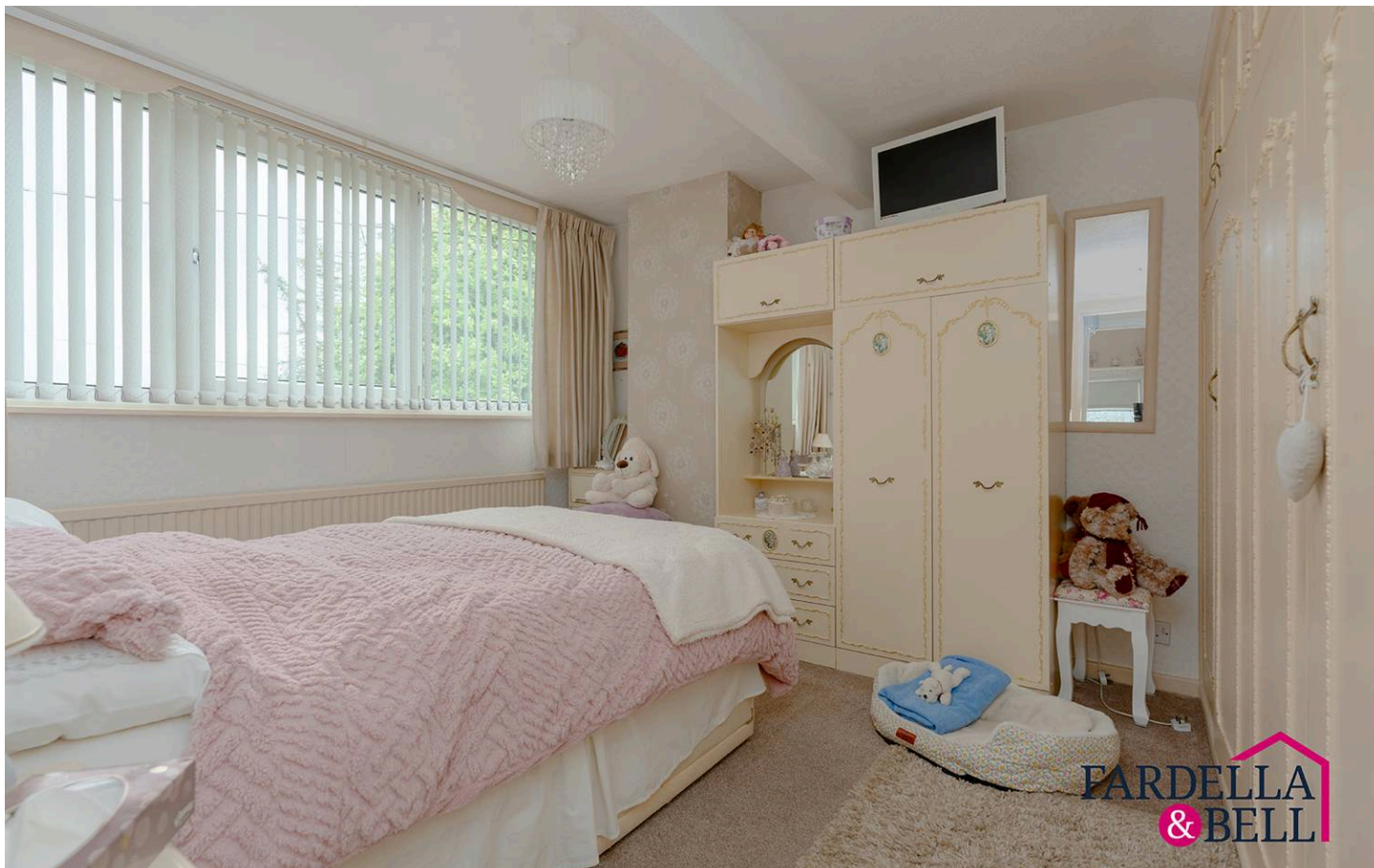
Step inside through the entrance hall and into a thoughtfully arranged ground floor that offers comfortable day to day living. The welcoming living room is filled with natural light and creates a warm setting for relaxing with family or enjoying quieter evenings at home. The separate dining room provides a lovely space for gathering around the table with friends and family, with doors opening towards the garden and bringing the outside in during warmer months. The kitchen has been designed to make the most of the available space with a practical layout. A ground floor bedroom offers flexibility and could suit a variety of needs including guest accommodation, a home office or hobby room. Completing the ground floor is a convenient WC and useful landing area linking each room seamlessly.

### First Floor

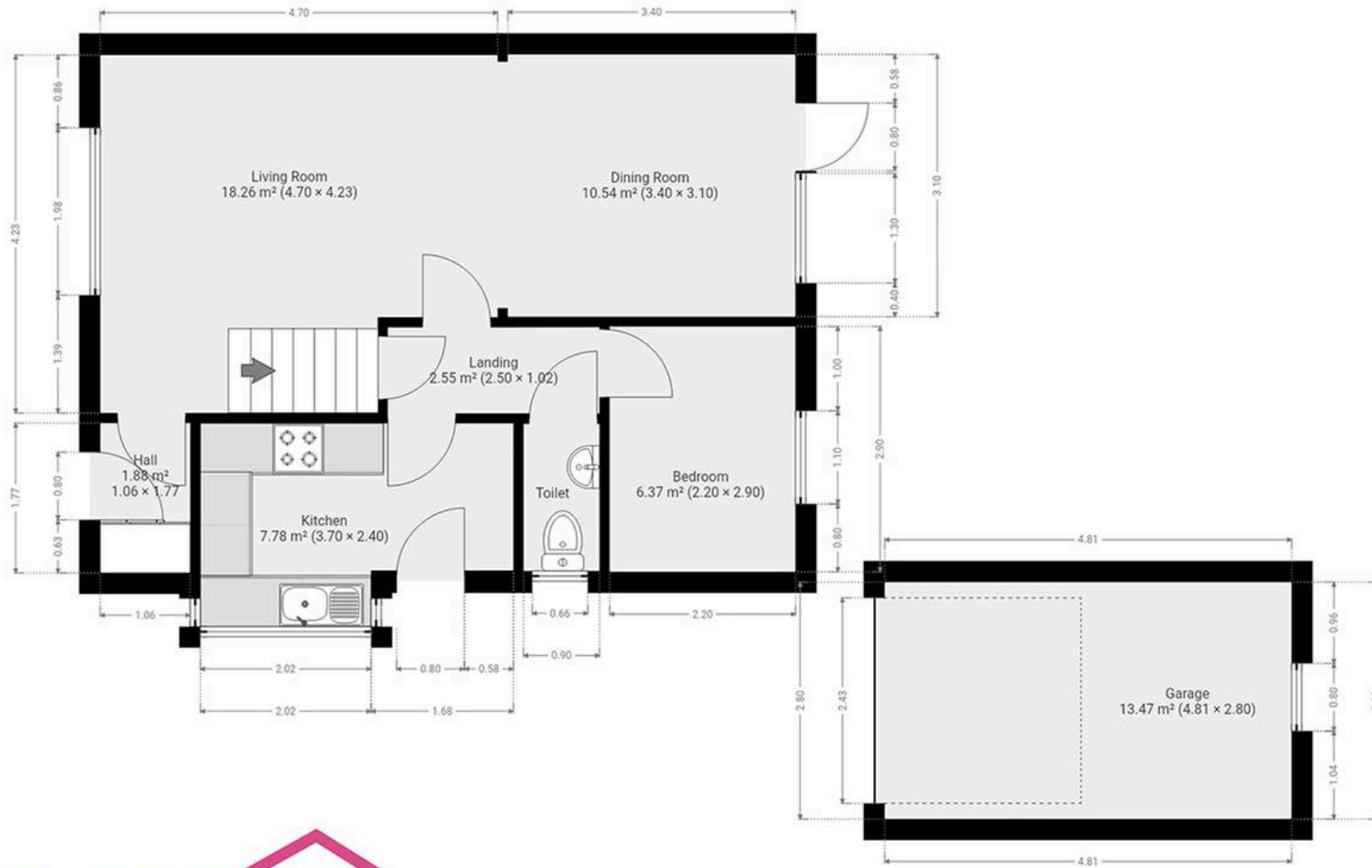
The first floor continues the home's flexible layout and centres around a spacious principal bedroom with a calm and comfortable feel. The family shower room is presented in neutral tones and is fitted with a modern suite including a walk-in shower. Several useful storage areas are incorporated into the first floor layout, providing valuable practical space for keeping everyday items neatly tucked away.

### External

Outside, the property enjoys attractive gardens that have been lovingly maintained and offer a variety of spaces to enjoy throughout the year. The paved seating terrace creates an inviting setting for morning coffee, summer dining or simply sitting back and appreciating the surroundings. Steps lead through established planting and mature shrubs which bring colour and character to the garden. A detached garage provides additional storage and parking potential, while the elevated position allows for pleasant open views across the surrounding area.







Total Property Area: approx - 90.65 Sq Meters (975.75 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



  
**BRITISH  
PROPERTY  
AWARDS**  
2025  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN BURNLEY

  
**BRITISH  
PROPERTY  
AWARDS**  
2025  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

**FARDELLA  
& BELL**

# Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

