



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

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## Bright Street, Colne, BB8 8DF

### Offers Over £150,000

#### CHARMING ONE BEDROOM COTTAGE

Located in the picturesque village of Winewall, Colne, this delightful one-bedroom cottage on Bright Street offers a perfect blend of charm and modern living. Ideal for first-time buyers, this property boasts a versatile loft conversion that can serve as an additional bedroom or a tranquil study, catering to your lifestyle needs.

As you enter, you are welcomed into a spacious lounge that exudes warmth and character, perfect for those chilly evenings. The inviting atmosphere flows seamlessly into the dining area, making it an excellent space for entertaining friends and family. The country-style kitchen is both functional and aesthetically pleasing, providing a lovely backdrop for culinary adventures.

The double bedroom is generously sized, ensuring comfort and relaxation, while the large bathroom offers ample space for your daily routines. The charming decor throughout the cottage adds to its appeal, creating a homely environment that you will be proud to call your own.

Located in a desirable area, this property is not only a wonderful home but also a fantastic investment opportunity. With its unique features and inviting atmosphere, this cottage is sure to capture the hearts of those seeking a peaceful retreat in a vibrant community. Don't miss the chance to make this charming cottage your new home.

# Bright Street, Colne, BB8 8DF

## Offers Over £150,000



- Characterful Cottage
- Open Plan Dining Kitchen
- On Street Parking
- EPC Rating TBC
- One Bedroom Plus Attic Room
- Four Piece Bathroom
- Freehold
- Reception Room With Log Burner
- Enclosed Rear Yard
- Council Tax Band A

### Ground Floor

#### Entrance Vestibule

4'6 x 4'1 (1.37m x 1.24m)

#### Reception Room One

14'2 x 13'4 (4.32m x 4.06m)

#### Dining Room

13'4 x 8'4 (4.06m x 2.54m)

#### Kitchen

13' x 4'8 (3.96m x 1.42m)

### First Floor

#### Landing

11'5 x 6'9 (3.48m x 2.06m)

#### Bedroom One

13'4 x 11'5 (4.06m x 3.48m)

#### Bathroom

11'5 x 6'8 (3.48m x 2.03m)

### Second Floor

#### Attic Room

13'1 x 12'11 (3.99m x 3.94m)



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