



9 Swanfield Court

Colne

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- True Bungalow
- Freehold Tenure
- Driveway
- Ramped Access to Rear Garden
- Two Double Bedrooms
- Stunning Rear Extension
- Council Tax Band B
- No Chain



Internal

Step inside and you are welcomed by a central hallway which provides access throughout the home. The spacious living room enjoys plenty of natural light. To the rear of the property, the impressive sitting and dining room provides a wonderful additional reception space overlooking the garden. With extensive glazing and direct access outside, this bright and airy room is perfectly suited for relaxing, dining with family and friends, or simply enjoying the pleasant outlook. The kitchen is thoughtfully arranged with fitted units, work surface space and room for appliances, positioned conveniently alongside the dining area for practical day to day living. There are two well proportioned double bedrooms, both offering comfortable accommodation with space for for freestanding furniture. The bathroom has been fitted with a four piece suite including a walk in shower, wash basin, bathtub and WC. A particularly useful utility room provides additional storage and laundry space.

External

Externally, the property occupies an attractive position with a generous driveway providing ample off road parking. The front garden is neatly maintained with established planting adding colour and kerb appeal. To the rear, the enclosed patio garden offers a private and low maintenance outdoor space, ideal for outdoor seating and enjoying the open outlook towards the surrounding countryside. A ramped access point from the rear reception area further enhances the accessibility of the property. The elevated position adds to the sense of privacy while making the most of the far reaching views.

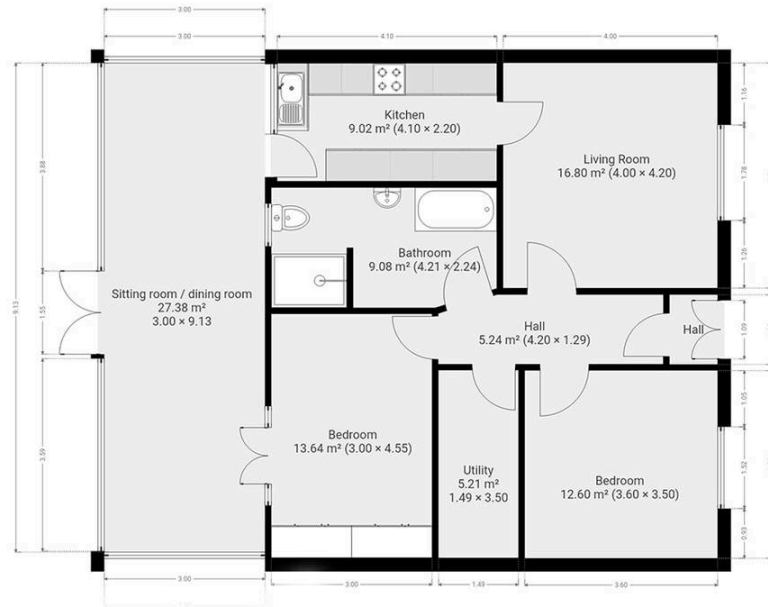




REAR GARDEN

DRIVEWAY

3 Parking Spaces



Total Property Area: approx - 100.06 Sq Meters (1077.04 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.





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