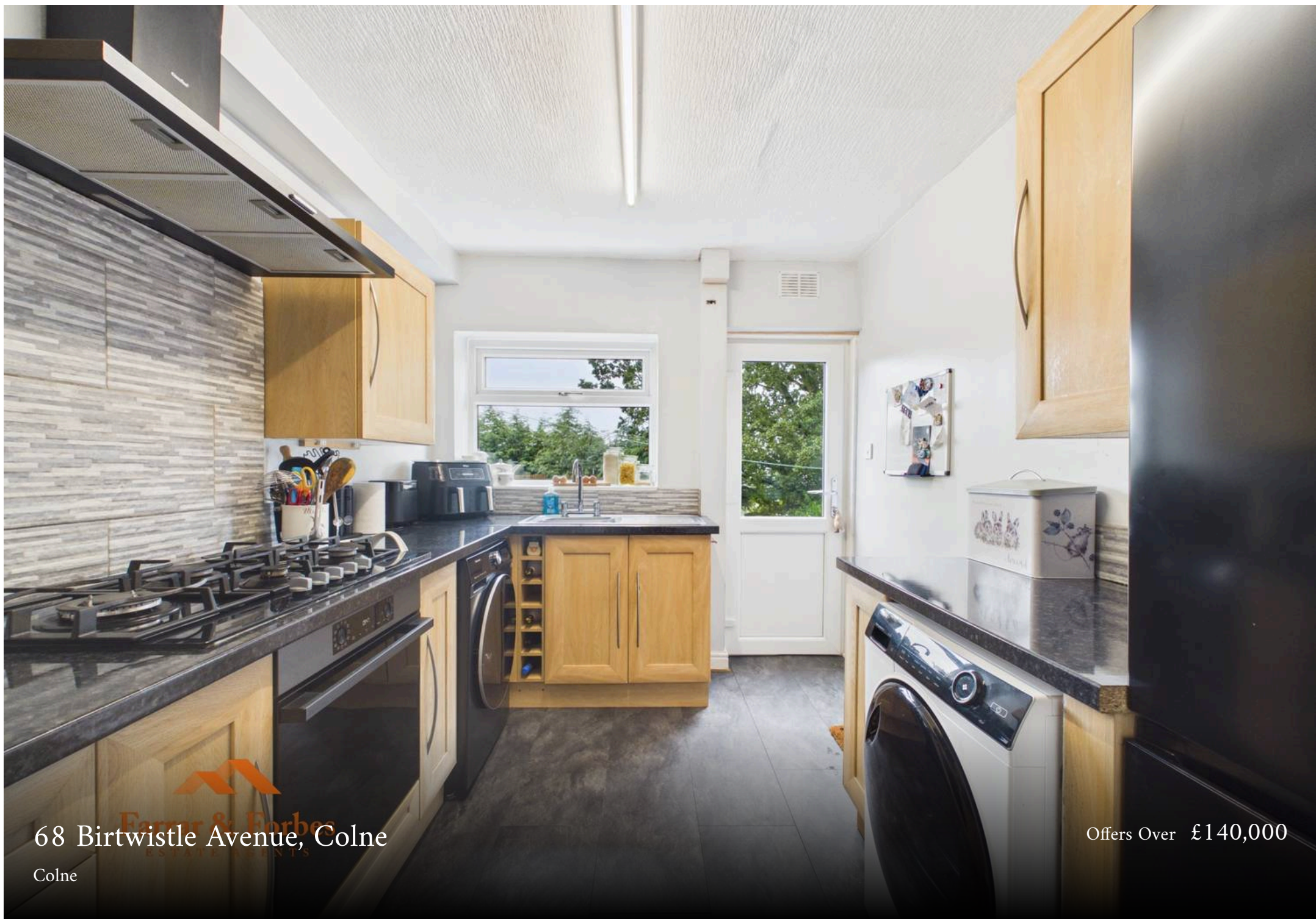




68 Birtwistle Avenue, Colne
Colne

Offers Over £140,000



68 Birtwistle Avenue

Colne

This well-positioned three-bedroom mid-terrace property on Birtwistle Avenue offers a fantastic opportunity for first-time buyers, families and investors alike. Conveniently located close to Alkincoates Park, Sacred Heart Primary School and a range of local shops and amenities.

As you approach the property, there is on-road parking to the front, together with a front garden and steps leading down to the storm porch. The porch provides a useful space for coats and shoes before entering the home.

Inside, the property opens into a spacious **open-plan living and dining room**, arranged in an L-shape. The dividing wall has been opened up to create a much larger and more sociable living space. The lounge features a gas fire, with the back boiler situated behind and currently operational.

The kitchen is fitted with a range of matching wall, base and drawer units, complemented by contrasting dark work surfaces. Integrated appliances include an electric oven, gas hob and black extractor hood.

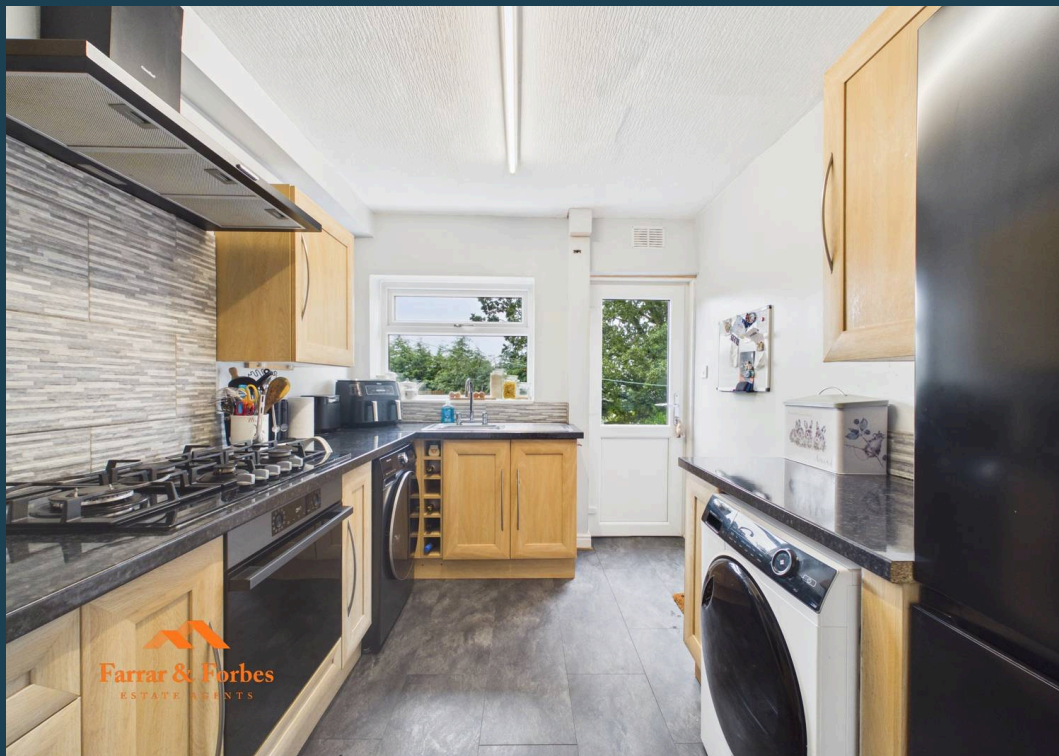
To the rear is a **tiered garden**, offering a great outdoor space with a raised decking area and steps leading down to a lawned section — ideal for families, entertaining or simply enjoying the warmer months.

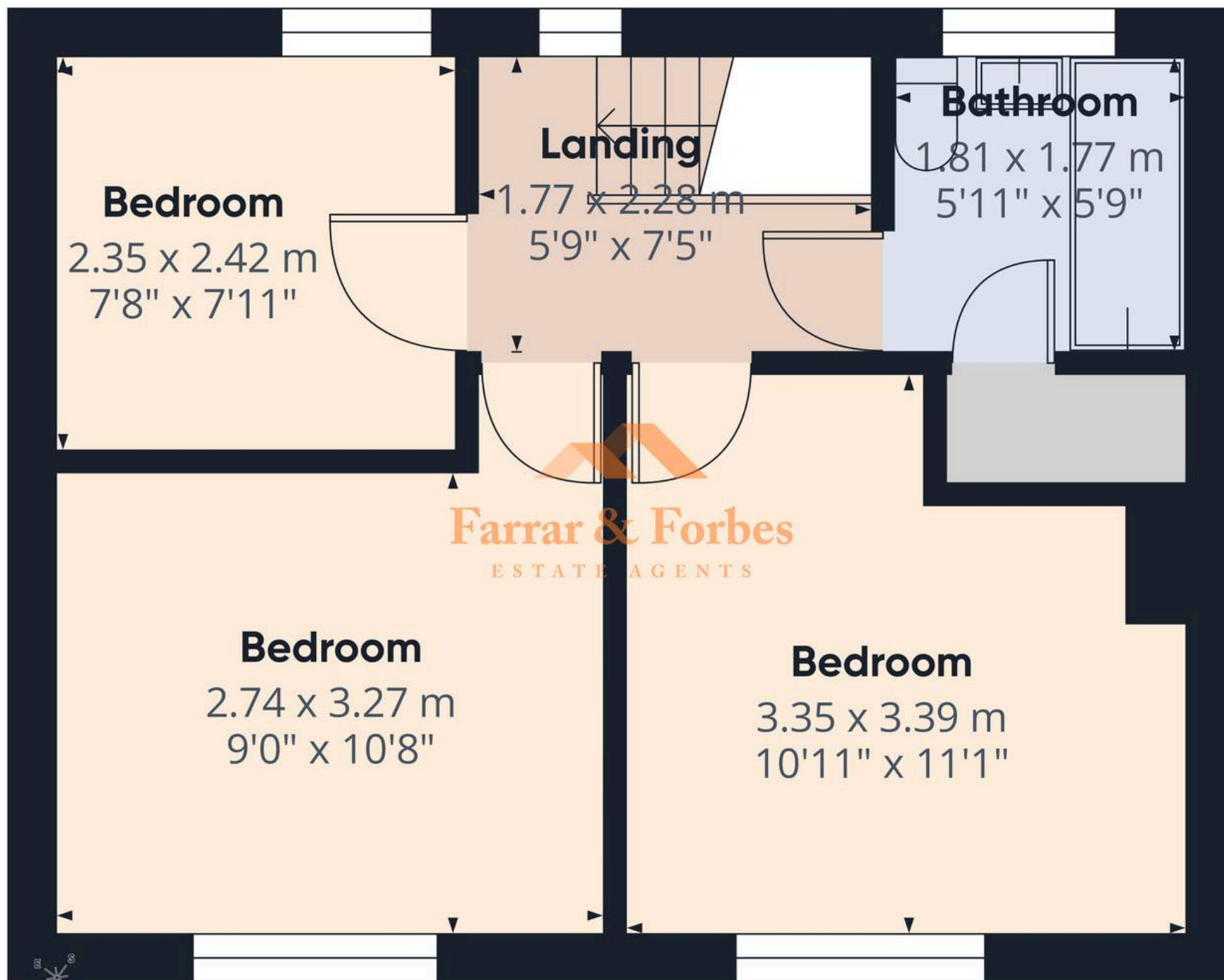
Upstairs, there are **three bedrooms**, comprising two good-sized double bedrooms and a generous single bedroom.

The family bathroom is fitted with a three-piece white suite, including a low-level WC, pedestal wash hand basin and panelled bath with overhead shower.

The property also offers **potential to create a double driveway to the front**, subject to any necessary permissions and alterations, providing the opportunity to significantly improve the property's parking provision.

- Three Bedrooms
- Potential For Driveway
- Tiered Garden With Decking
- Open-Plan Living Room/Diner
- Fantastic Potential To Change Layouts
- Close To Motorway Links





Floor 1

Approximate total area⁽¹⁾

32.3 m²

347 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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