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100 Greenfield Road  
Colne  
BB8 9QX



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## For Sale

Price £239,950

- Spacious end-terrace property arranged over three floors
- Sought-after location on Greenfield Road, Colne
- Overlooking Greenfield Nature Reserve
- Within walking distance of the Leeds Liverpool Canal
- Excellent access to the M65 for commuting

- Entrance porch leading to a welcoming hallway
- Two generous reception rooms
- Modern fitted kitchen with access to the rear garden
- Three bedrooms, including attic bedroom with en suite
- Enclosed rear garden



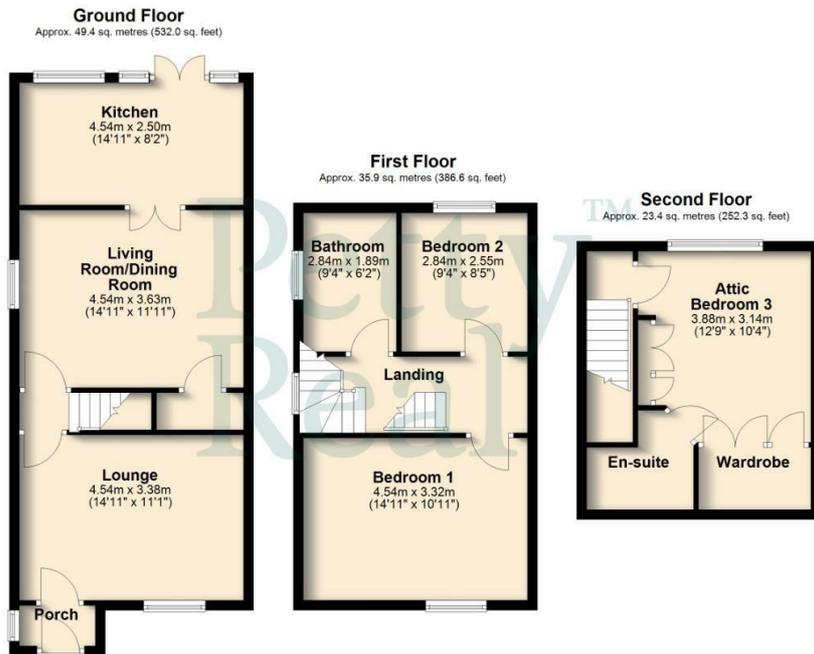
Situated on Greenfield Road in Colne, this spacious end-terrace property occupies a desirable position overlooking Greenfield Nature Reserve and within walking distance of the Leeds Liverpool Canal. Offering a blend of scenic surroundings and everyday convenience, the property also benefits from excellent access to the M65, making it ideal for commuters.

The accommodation is arranged over three floors and begins with an entrance porch leading into a welcoming hallway. To the ground floor are two generously sized reception rooms, providing flexible living and dining spaces suited to both relaxing and entertaining.

To the rear of the property is a modern fitted kitchen, featuring a range of shaker style units and ample work surfaces. The kitchen provides direct access to the rear garden, creating a practical layout for day-to-day living and outdoor enjoyment.

On the first floor, there are two well-proportioned bedrooms along with a stylish three-piece bathroom suite. The rooms are bright and airy, offering comfortable accommodation for a variety of buyers, from first-time purchasers to growing families.

The second floor reveals a spacious attic conversion which serves as a third bedroom, complete with its own en suite facilities, ideal as a private master suite or guest space. Externally, the property benefits from an enclosed garden to the rear.



Total area: approx. 108.8 sq. metres (1170.9 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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