



9 Fountain Street, Colne

Colne

£700 pcm



## 9 Fountain Street

Colne, Colne

Fountain Street presents a charming end-terrace home, ideally positioned on a quiet cobbled street with convenient on-road parking and a pleasant outlook towards nearby woodland. This well-maintained property is perfectly suited to tenants seeking a comfortable, move-in-ready home.

Set slightly elevated from the street, the property benefits from a neat garden forecourt, adding to its kerb appeal.

Upon entering, you are welcomed into a bright and spacious lounge, offering a relaxing living area that flows seamlessly through to the rear kitchen. The kitchen is fitted in an L-shaped layout with matching wall, base and drawer units, complemented by contrasting work surfaces. A combination boiler is neatly housed, and a cellar provides valuable additional storage space.

To the first floor, the property offers two bedrooms, including a well-proportioned double and a generous single bedroom featuring a built-in sliding-door wardrobe. The modern bathroom is fitted with a three-piece suite comprising a low-level WC, cabinet hand wash basin, and a panelled bath with an overhead rainfall shower, finished with contemporary grey splashback.

Externally, the property benefits from a private rear patio yard with a secure gate, ideal for outdoor seating or low-maintenance living.

Early viewing is highly recommended to appreciate the accommodation on offer.

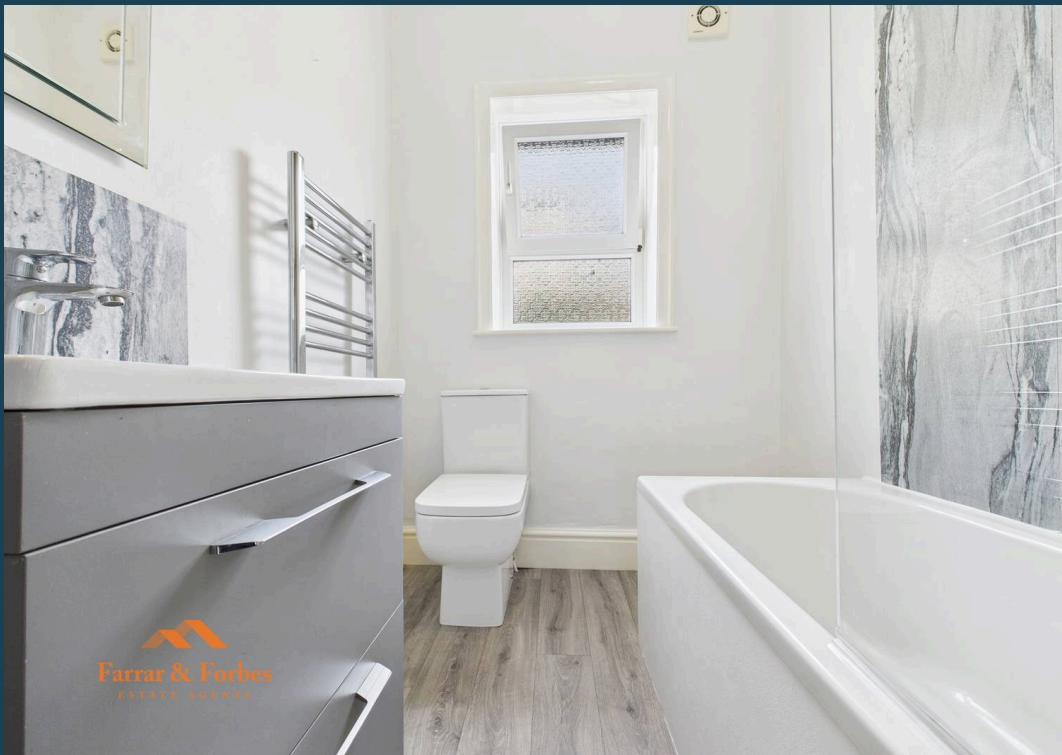
Tenancy Information:

All tenancies are let on an initial 6-month Assured Shorthold Tenancy (AST). After this period, the agreement transitions to a rolling monthly contract unless otherwise arranged.

Holding Deposit:

A holding deposit equal to one week's rent is payable upon application. This will be deducted from the first month's rent if the tenancy proceeds.

- Motorway Links To Manchester
- Cellar For Storage
- Short Walk To Parks
- Two Bedrooms
- Deposit £700
- Council Tax A



**Landing**  
2.06 x 0.80 m



**Lounge**  
4.18 x 3.80 m

**Farrar & Forbes**  
ESTATE AGENTS

**Kitchen**  
4.08 x 2.93 m

Approximate total area<sup>(1)</sup>  
32 m<sup>2</sup>

(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.



## Farrar & Forbes Estate Agents

Colne E-Cigs, 1 Arcadia - BB8 0HX

01282914042

[info@farrarandforbes.co.uk](mailto:info@farrarandforbes.co.uk)

[farrarandforbes.co.uk/](http://farrarandforbes.co.uk/)