




9 Hanover Street, Colne
Colne

Offers Over £120,000



9 Hanover Street

Colne, Colne

This well-presented mid-terrace home, featuring a paved garden forecourt, is perfect for first-time buyers looking for comfort, space, and style. Close to motorway links to Burnley, Leeds & Manchester, short distance from train stations and a shopping centres a stone throw away,

Step inside through the storm porch into a bright and neutrally decorated living room, complete with a staircase to the first floor. An open doorway leads into the spacious dining room, creating a seamless flow ideal for modern living. There's also a handy under-stairs storage cupboard for added convenience.

To the rear, the property has been extended to offer a generously sized kitchen, fitted with matching wall, base, and drawer units, contrasting worktops, and integrated appliances including an electric oven, hob, and extractor hood.

Upstairs, you'll find two bedrooms — a double and a good-sized single — along with a modern three-piece bathroom suite featuring a low-level WC, cabinet hand wash basin, and a P-shaped panelled bath with an overhead shower and stylish grey tile splashback.

- Two Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Modern Fitted Kitchen With Appliances
- Stylish Three Piece Bathroom With Bath/Shower
- Paved & Blocked Paved Forecourt



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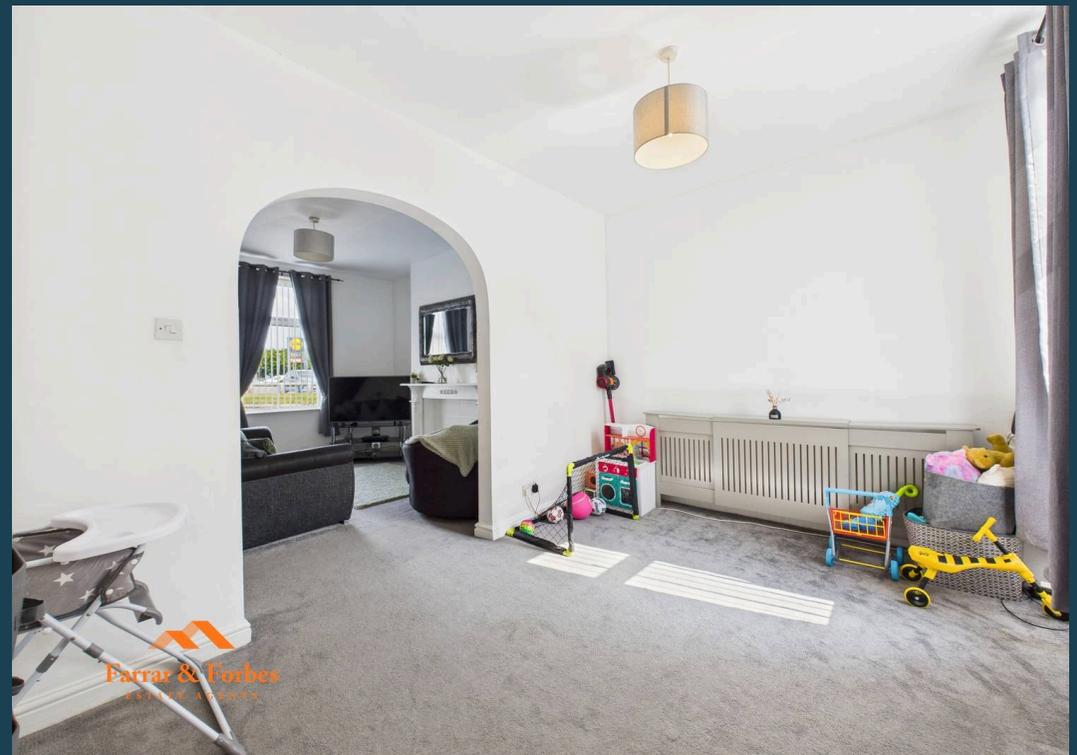
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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate total area⁽¹⁾
35.9 m²

(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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