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Real

56 Burnley Road  
Colne  
BB8 8DR



For Sale

Price £87,500

- Located on Burnley Road, Colne
- Convenient for town centre amenities
- Entrance hallway
- Kitchen positioned to the front
- Lounge to the rear of the property

- Useful cellar for storage
- Two well-proportioned bedrooms
- Bathroom with three-piece suite
- Rear yard
- Ideal for first-time buyers or investors



Located on Burnley Road in Colne, this well-positioned property offers convenient access to local amenities, public transport links, and Colne town centre, making it an appealing choice for a range of buyers including first-time purchasers and investors.

The accommodation is arranged over two floors and begins with an entrance hallway, providing access to the principal living areas. To the front of the property is a fitted kitchen, offering practical workspace and storage, while to the rear is a comfortable lounge enjoying a more private outlook, ideal for everyday living and relaxation. A useful cellar provides additional storage space.

To the first floor are two well-proportioned bedrooms, both offering comfortable accommodation, along with a bathroom fitted with a three-piece suite. The layout is functional and well balanced, lending itself well to modern living.

Externally, the property benefits from an enclosed rear yard, offering low-maintenance outdoor space. Overall, this is a conveniently located home with a straightforward layout and good potential, well suited to buyers seeking a practical property within an established Colne location.



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)  
All floorplans provided for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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