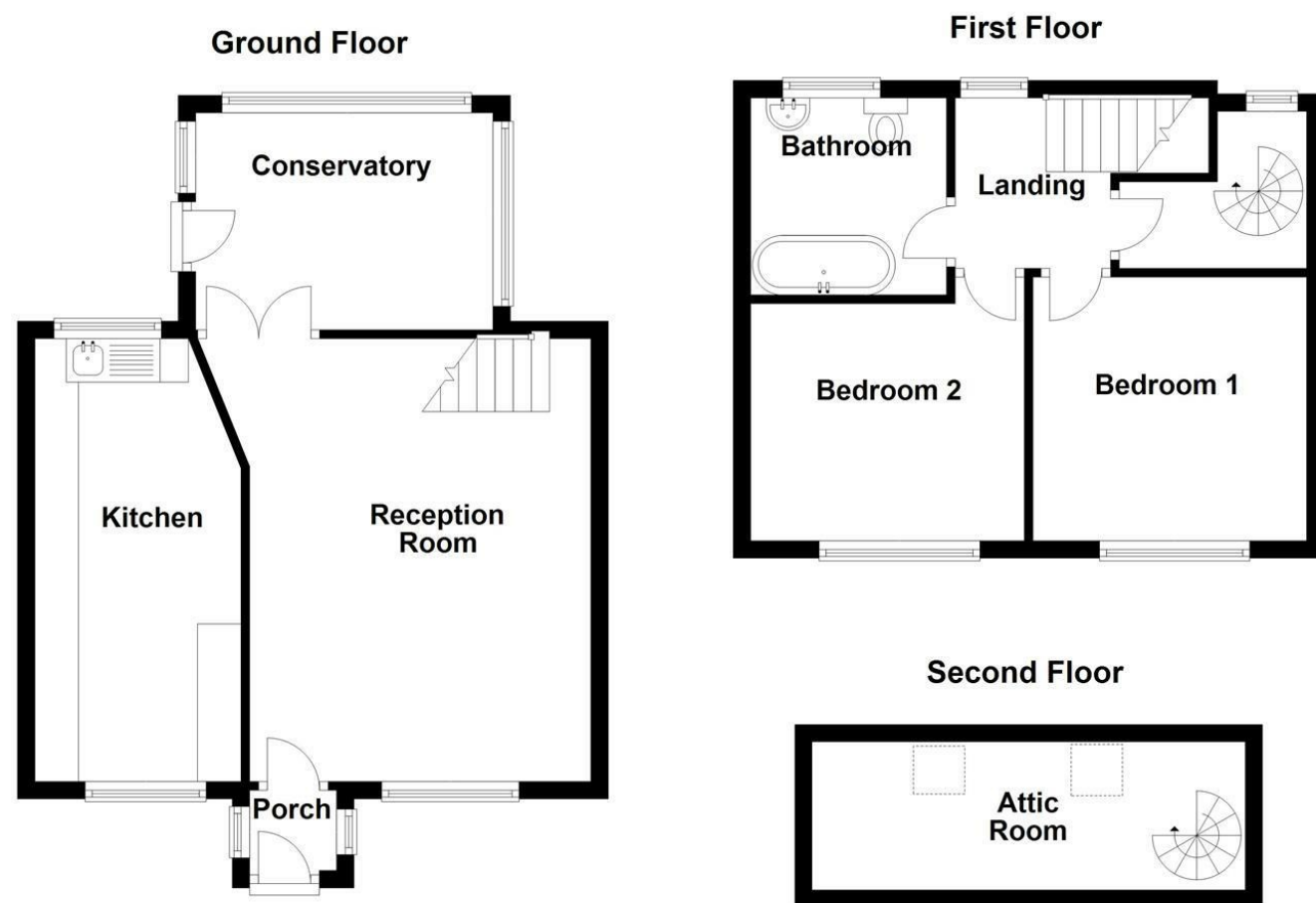




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive
2002/91/EC

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.



Tennyson Road, Colne, BB8 9RU

£164,950

A FANTASTIC TWO BEDROOM HOME WITH A GENEROUS REAR GARDEN

Nestled in the heart of a popular area of Colne, this two bedroom home with attic conversion is being welcomed to the property market. Boasting plenty of living space, generously sized bedrooms and a fantastic garden to the rear. This property is ideally suited for a first time buyer or small family looking for a property that is ready to move straight into with easy access to all local amenities, schools and major commuter routes towards Burnley and Blackburn.

The property comprises briefly; entrance through the porch to a spacious living room that houses the staircase to the first floor, open access to the modern fitted kitchen and doors to the conservatory. The conservatory has French doors to the garden. The first floor landing comprises of doors on to two double bedrooms, three piece bathroom and door leading to the staircase to the attic room. Externally the property boasts an enclosed rear laid to lawn garden with flagged patio. The front of the property has a laid to lawn garden with gate leading to a path to the front entrance door.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Tennyson Road, Colne, BB8 9RU

£164,950

**2**

**1**

**1**

**D**

- Tenure Freehold

On Street Parking

Contemporary Fitted Kitchen And Three Piece Bathroom Suite

Easy Access To Major Commuter Routes

Council Tax Band A

Two Bedroom Terraced Property

Extensive Enclosed Laid To Lawn Garden With Paved Patio

EPC Rating D

Ideal Home For A Small Family Or First Time Buy Ready To Move Into With Viewing Essential

Close Proximity To Local Amenities

Ground Floor

Entrance

Via a UPVC door to porch.

Porch

Wood effect floor and door to reception room.

Reception Room

16'11 x 12'11 (5.16m x 3.94m)

UPVC double glazed window, central heating radiator, spotlights, coving, television point, wood effect flooring, French doors to the conservatory, open access to kitchen and stairs to first floor.

Kitchen

16'8 x 7'9 (5.08m x 2.36m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work tops, single oven and a microwave in a high rise unit, four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, dish washer, space for dryer, integrated fridge freezer, spotlights, coving, part tiled elevation and wood effect flooring.

Conservatory

11'2 x 8'2 (3.40m x 2.49m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, spotlights, coving, doors to two bedrooms, bathroom and door to second floor.

Bedroom One

9'7 x 9'6 (2.92m x 2.90m)

UPVC double glazed window, central heating radiator, spotlights, coving and wood effect flooring.

Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)

UPVC double glazed window, central heating radiator, spotlights, coving and wood effect flooring.

Bathroom

7'5 x 7'5 (2.26m x 2.26m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, double panelled jacuzzi bath with mixer tap, rinse head, and over head direct feed shower, spotlights, tiled elevation and tiled flooring.

Room Three

6'8 x 3'11 (2.03m x 1.19m)

UPVC double glazed window, spotlights, coving, wood effect flooring, stairs to second floor and over stairs storage.

Second Floor/Attic Room

16'4 x 8'6 (4.98m x 2.59m)

Two Velux windows, spotlights and wood effect flooring.

External

Rear

Enclosed paved patio and stone chippings.

Front

Enclosed laid to lawn garden.



Tel: 01282469023

www.keenans-estateagents.co.uk