Pendle Hill Properties
estate and letting agents

Creation Date
30/10/2026

Property Details

5, Phillips Lane, Colne, Lancashire, BB8 8JB

OIRO **£127,000**



Property Photos

5, Phillips Lane, Colne, Lancashire, BB8 8JB













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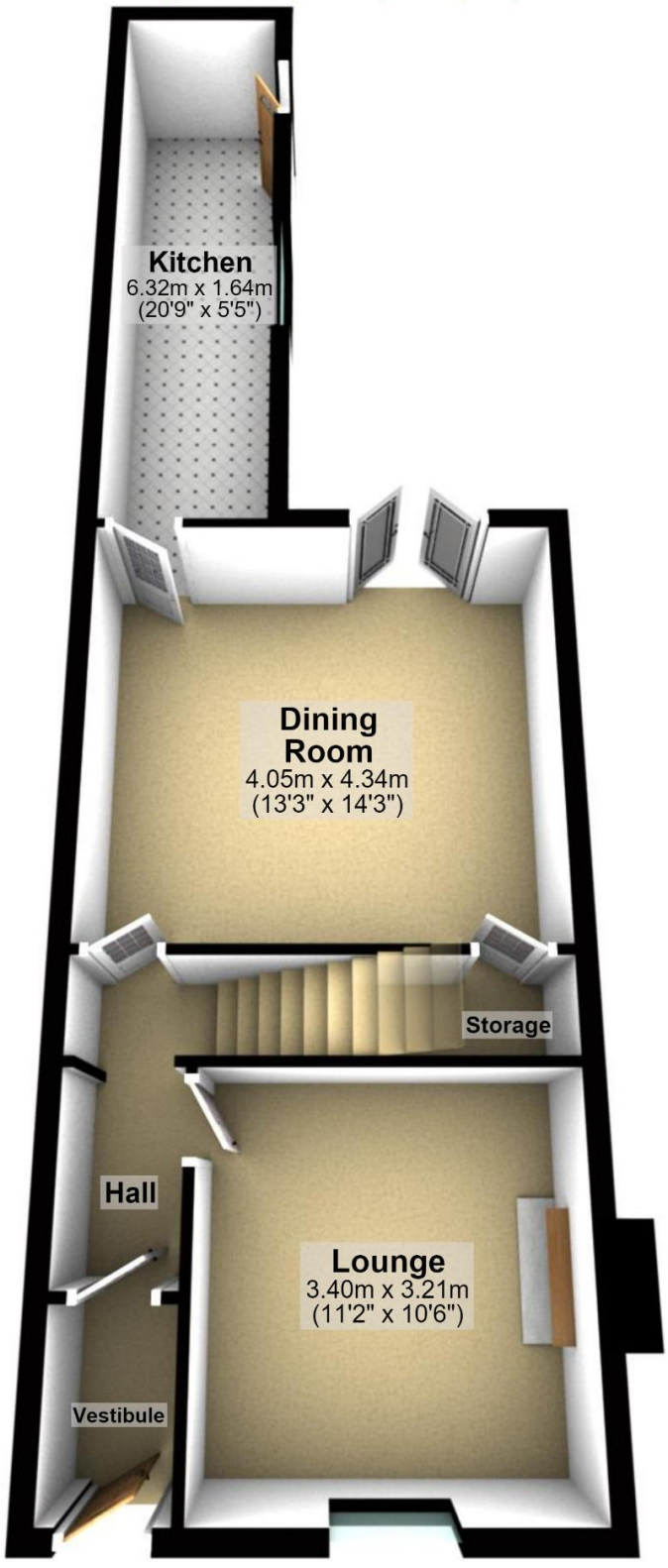
30/10/2026

Property Floor Plans

5, Phillips Lane, Colne, Lancashire, BB8 8JB

Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



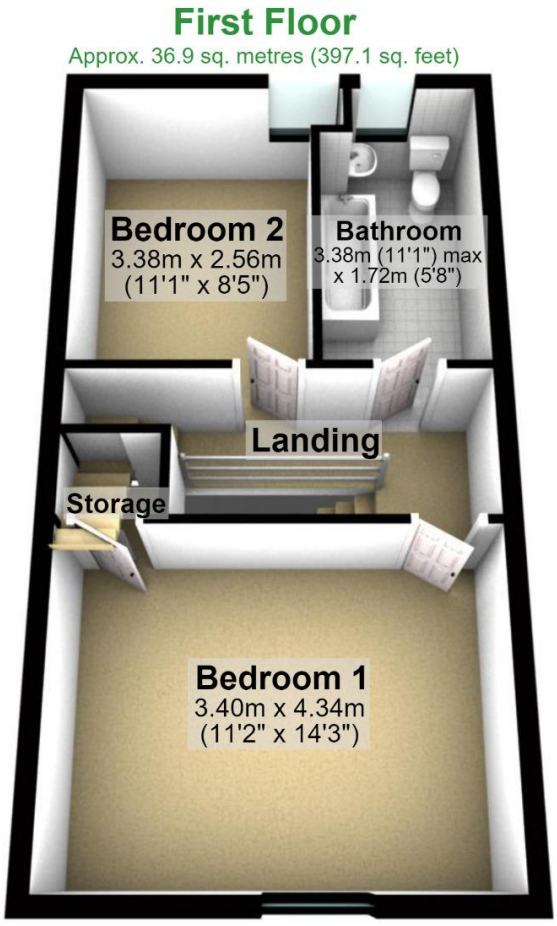
Total area: approx. 107.4 sq. metres (1156.5 sq. feet)

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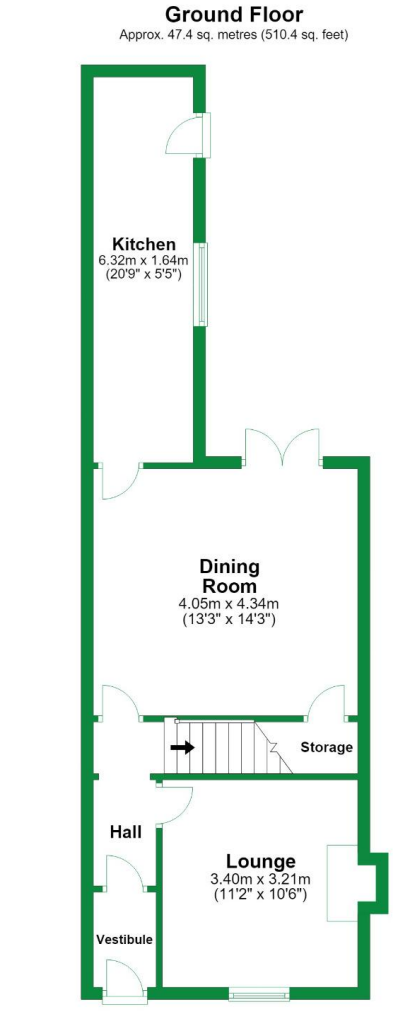


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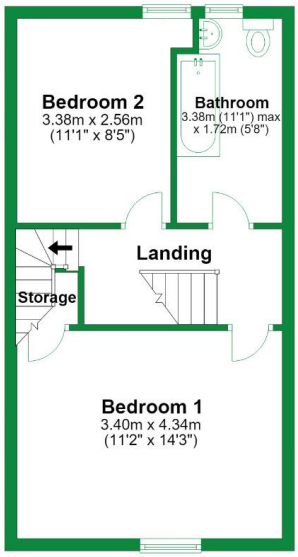
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First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)

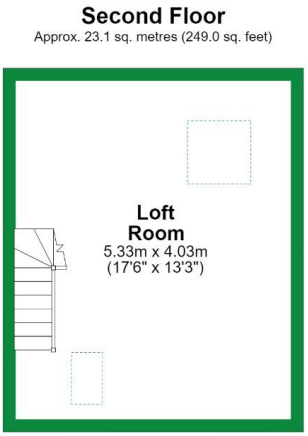


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Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
1156
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

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Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2894-07-20

Price Qualifier

OIRO

Price

£127,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

5, Phillips Lane, Colne, Lancashire, BB8 8JB

Feature 1
Mid-terraced Property With Spacious Accommodation Throughout
Feature 2
Two Reception Rooms, Including A Dining Room With Patio Doors
Feature 3
Modern Kitchen Located To The Rear With Integrated Appliances
Feature 4
Spacious Bedrooms Located On The First Floor
Feature 5
Versatile Loft Room Providing Additional Space
Feature 6
Offered Chain Free
Feature 7
Great Location For Access To Amenities And Transport Links
Feature 8
Short Drive From Colne Centre For Further Amenities Such As Restaurants, Cafes And Supermarkets

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Spacious Chain-Free Mid-Terraced Home With Generous Living Accommodation In Colne

Key Features

Chain-free mid-terraced property with spacious accommodation throughout
Spacious front lounge providing a comfortable separate reception room
Generous rear dining room with plenty of space for family dining and entertaining
Patio doors from the dining room opening directly onto the private rear patio
Modern fitted kitchen with a good range of units and integrated appliances
Two good-sized bedrooms located on the first floor
Family bathroom conveniently positioned alongside the bedrooms
Versatile loft room providing useful additional space for a bedroom, home office or hobby room
Private rear patio providing an easy-to-maintain outdoor space
Flagged front area creating a low-maintenance entrance to the property
Convenient Colne location close to a range of local amenities
Excellent access to motorway links for surrounding towns and areas
Bus routes providing convenient connections into Burnley
Short drive to Colne town centre with shops, services and everyday amenities
Nearby schools making the location practical for families with children

Situated on Philips Lane in Colne, this spacious chain-free mid-terraced property offers generous accommodation across three levels.

The property begins with an entrance hallway leading to a comfortable lounge positioned at the front. To the rear there is a spacious dining room with patio doors opening onto the private rear patio, creating a lovely connection between the living space and outside area. The large modern kitchen is fitted with a good range of units and integrated appliances, providing a practical and attractive space.

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The first floor offers two bedrooms and a family bathroom, while the large loft room provides valuable additional space that could be a useful home office, hobby room or additional living space.

Externally, the property has a flagged area to the front and a private patio to the rear, providing an easy-to-maintain outdoor area.

From the Agent's Perspective:
The flexibility offered by the loft room is a key feature of this home. For buyers who need an additional bedroom, there is potential to use the loft room as a third bedroom, subject to the relevant permissions and requirements. This gives the property scope to adapt as a buyer's needs change.

Alongside this, there is plenty of useful living space, including the generous dining room, separate front lounge and modern fitted kitchen. The private rear patio is also a great addition for those wanting some outside space without extensive maintenance.

The location is well suited to everyday life, with convenient motorway access and bus routes into Burnley. Colne town centre is a short drive away, with a range of shops and amenities, while nearby schools add further appeal.

From the Client's Perspective:
A lovely, spacious home in a quiet area of Colne. The house itself is also very quiet, making it a peaceful place to live, with generous rooms, a private rear patio and useful additional space in the loft room. The chain-free position is an added benefit.

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Additional Information
Tenure- Leasehold, 868 years remaining, peppercorn rent.
Council tax band - A
Heating- Gas central heating
Electric- Mains - top up meter for electricity
Drainage - Mains

Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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