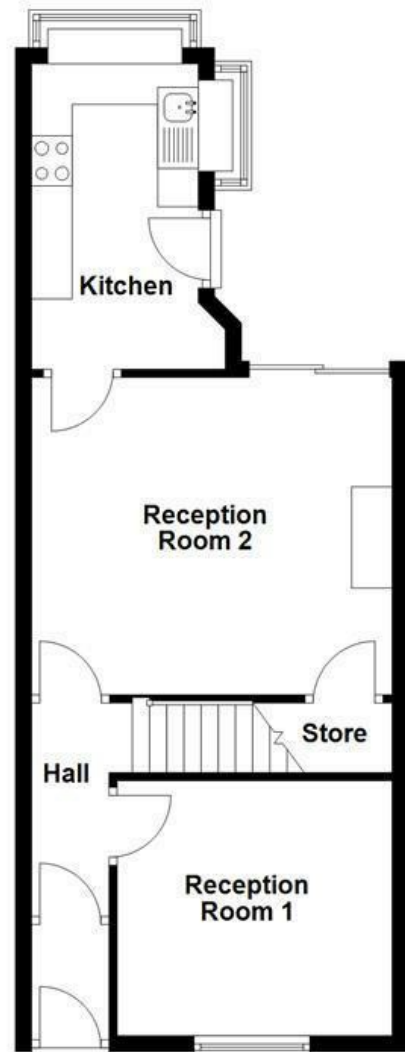



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	83
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Milton Road, Colne, BB8 9RN

£103,495

BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Located on Milton Road in the charming town of Colne, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts a generous rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Upon entering, you will find two spacious reception rooms adorned with neutral decor, providing a warm and inviting atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy living area, a formal dining room, or a playroom for the children. The modern kitchen is well-equipped and designed for both functionality and style, making meal preparation a pleasure.

The family bathroom is conveniently located, ensuring ease of access for all members of the household. With its thoughtful layout and ample natural light, this home is designed to cater to the needs of modern living.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, comfort, and a lovely garden, this mid-terrace house on Milton Road is a wonderful place to call home. Don't miss the chance to view this charming property and envision your future here.

Milton Road, Colne, BB8 9RN
£103,495

2 1 2 D

- Stunning Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Enclosed Garden to Rear
 - Council Tax Band A

Ground Floor

Gated forecourt with paving and stone chippings.

Entrance Vestibule

4'6 x 3'2 (1.37m x 0.97m)

Composite double glazed frosted front door, coving, meter cupboard and door to hall.

Hall

8'8 x 3'1 (2.64m x 0.94m)

Coving, doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'2 x 10'2 (3.40m x 3.10m)

UPVC double glazed window, central heating radiator, coving, media wall with television point and integrated shelving.

Reception Room Two

14'10 x 12'10 (4.52m x 3.91m)

Central heating radiator, coving, wall mounted electric fire, television point, wood effect flooring, doors to kitchen, understairs storage and UPVC double glazed sliding door to rear.

Kitchen

9'10 x 6'9 (3.00m x 2.06m)

Two UPVC double glazed box windows, central heating radiator, range of high gloss wall and base units with marble effect work surfaces and upstands, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, stainless steel sink and drainer with mixer tap, spotlights, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

9'7 x 5'5 (2.92m x 1.65m)

Loft access, doors leading to two bedrooms and bathroom.

Bedroom One

14'10 x 10'3 (4.52m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'4 x 8'3 (4.37m x 2.51m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

10'3 x 6'3 (3.12m x 1.91m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, panel bath with traditional tap and overhead direct feed rainfall shower, partially tiled elevations, linen cupboard and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving and timber shed.

Front

Tel: 01282469023



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