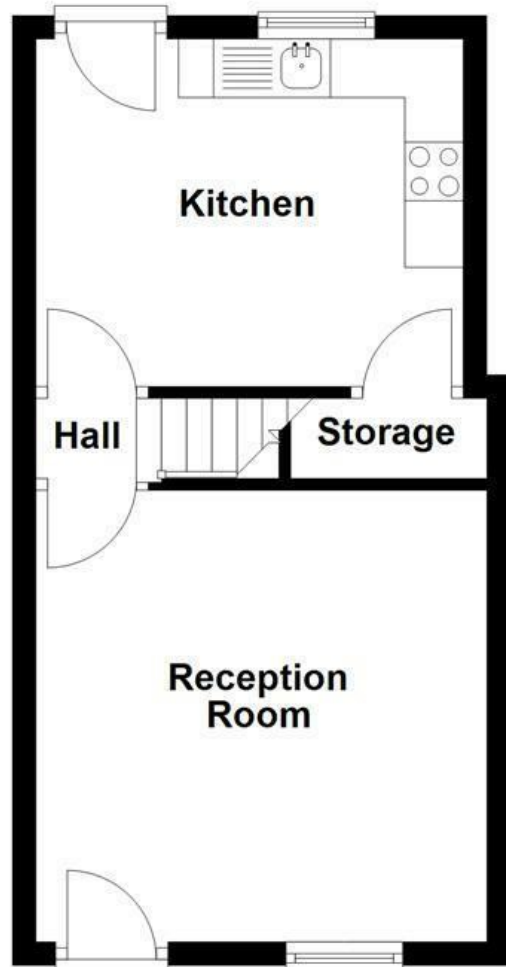
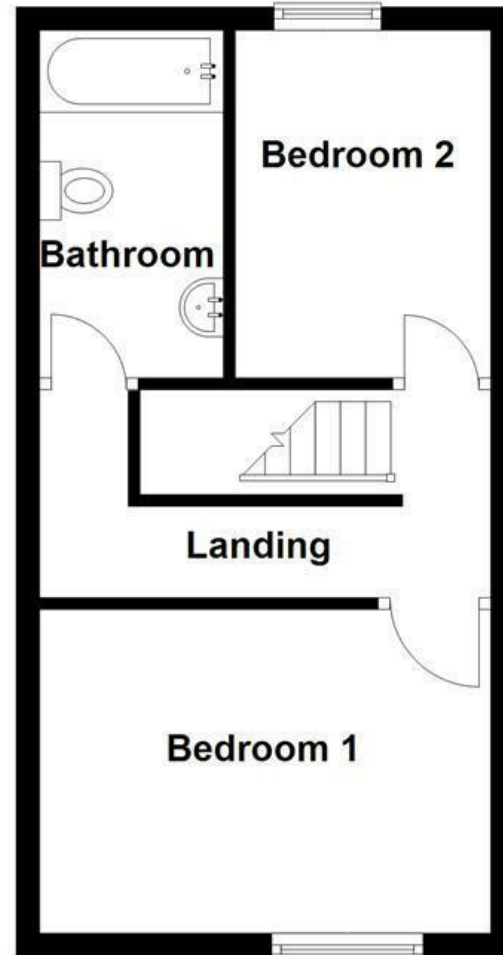


Ground Floor
Approx. 29.2 sq. metres (313.9 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.

River Street, Colne, BB8 0DQ

£119,950

STUNNING TWO BEDROOM PROPERTY.

Situated on River Street in the charming town of Colne, this delightful two-bedroom end terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is bathed in natural light, creating a warm and inviting atmosphere.

The property boasts a well-appointed kitchen and bathroom, both featuring contemporary fixtures and fittings that cater to today's lifestyle. These modern amenities ensure that you can enjoy both style and functionality in your daily routines.

One of the standout features of this home is the generous garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. It is a perfect retreat for those who appreciate nature and outdoor living.

Additionally, the property includes a designated parking space, offering convenience and peace of mind in this bustling area.

River Street, Colne, BB8 0DQ

£119,950



- Tenure Freehold
- Council Tax Band A
- EPC Rating E
- Off Road Parking
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy
- With Viewing Essential
- Enclosed Low Maintenance Rear Garden Space
- Easy Access To Major Network Links

Ground Floor

Hallway

2'7 x 2'3 (0.79m x 0.69m)

Reception Room

12'8 x 12'8 (3.86m x 3.86m)

Kitchen

12 x 9'9 (3.66m x 2.97m)

First Floor

Landing

13 x 6'9 (3.96m x 2.06m)

Bedroom One

13'1 x 7'5 (3.99m x 2.26m)

Bedroom Two

9'8 x 7'5 (2.95m x 2.26m)

Bathroom

9'7 x 5'2 (2.92m x 1.57m)

External

Front

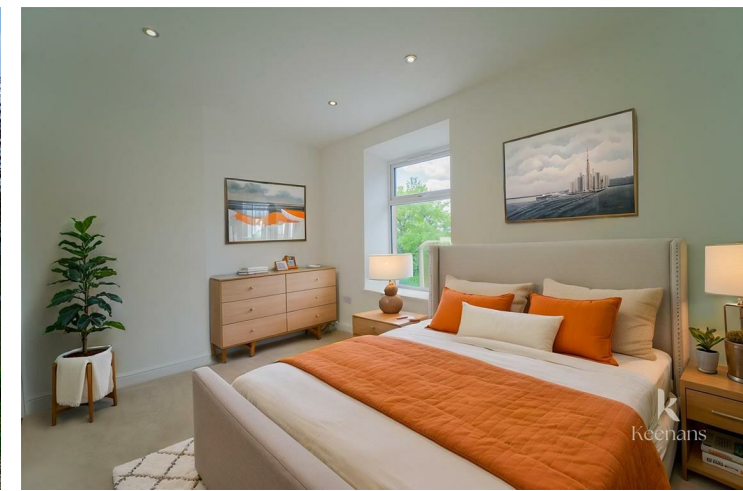
Paved courtyard.

Rear

Stone chippings and elevated artificial grassed area.

Side

Stone chippings and allocated off road parking space.



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