



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

White Grove, Colne, BB8 9SG

Offers Over £160,000

A CHARMING TWO BEDROOM TERRACED PROPERTY IN COLNE

Nestled in the charming area of White Grove, Colne, this delightful two-bedroom terraced house offers a perfect blend of comfort and convenience. Situated on a quiet street, the property provides a peaceful retreat while remaining close to local amenities, making it an ideal choice for first-time buyers or those looking to downsize. Located Closely to Alkincoats Park, offering excellent facilities.

As you enter the home, you will be greeted by a warm and inviting atmosphere. The well-proportioned living spaces are designed to maximise both light and functionality, creating a welcoming environment for relaxation and entertaining. The two bedrooms are generously sized, providing ample space for rest and personalisation.

One of the standout features of this property is the lovely garden, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. It is a perfect spot for summer barbecues or quiet evenings under the stars.

With its excellent location, this terraced house is not only a comfortable home but also a gateway to the vibrant community of Colne. Local shops, parks, and essential services are just a short stroll away, ensuring that everything you need is within easy reach.

In summary, this charming two-bedroom terraced house in White Grove is a wonderful opportunity for those seeking a peaceful yet convenient lifestyle. With its lovely garden and proximity to local amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your new home.

White Grove, Colne, BB8 9SG

Offers Over £160,000



- Mid Terrace Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

Ground Floor

Entrance Porch

5'11 x 4'10 (1.80m x 1.47m)

Reception Room One

14'5 x 13'6 (4.39m x 4.11m)

Kitchen

17'5 x 8'3 (5.31m x 2.51m)

Reception Room Two

10'10 x 10'3 (3.30m x 3.12m)

Inner Hall

3'3 x 3'3 (0.99m x 0.99m)

WC

5'7 x 3'3 (1.70m x 0.99m)

First Floor

Landing

7'11 x 5'11 (2.41m x 1.80m)

Bedroom One

17'3 x 10'2 (5.26m x 3.10m)

Bedroom Two

9'11 x 8'8 (3.02m x 2.64m)

Shower Room

6' x 5'11 (1.83m x 1.80m)



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