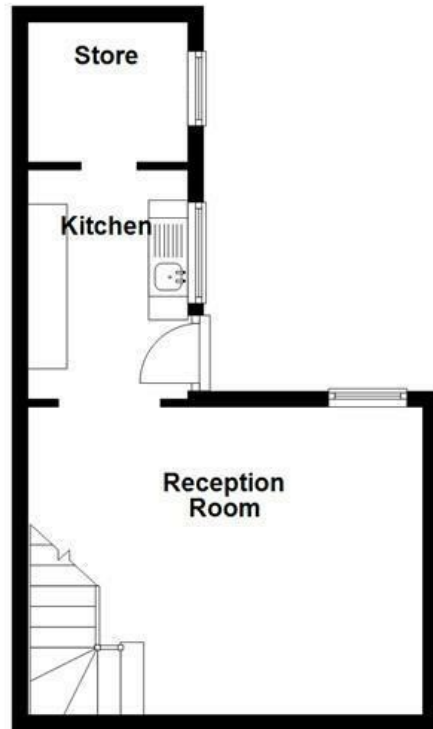
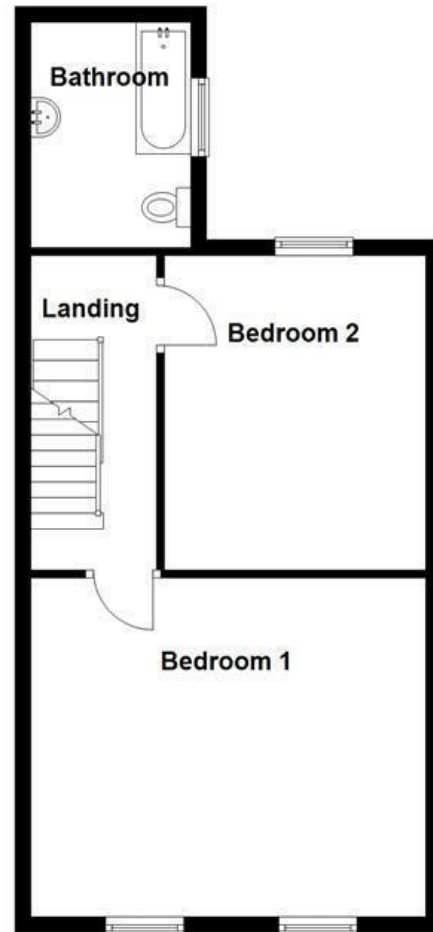


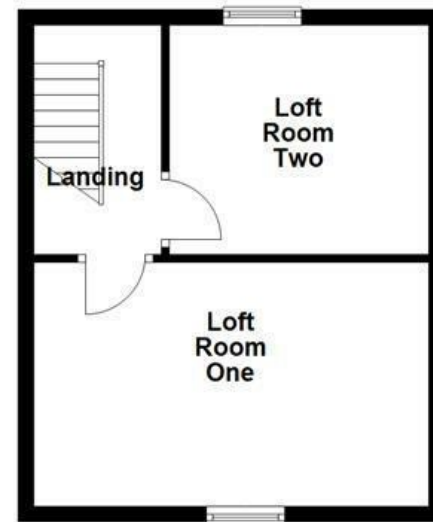
Ground Floor
Approx. 29.8 sq. metres (321.2 sq. feet)



First Floor
Approx. 48.6 sq. metres (523.5 sq. feet)



Second Floor
Approx. 31.0 sq. metres (333.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		9	
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.

New Market Street, Colne, BB8 9BJ

£129,950

AN ENVIABLE FLAT IN THE HEART OF COLNE

Nestled in the heart of Colne on New Market Street, this charming terraced home offers a delightful blend of space and convenience. As you enter through the kitchen, you are welcomed into a generously sized reception room, perfect for both relaxation and entertaining. The fully fitted kitchen is well-equipped, making meal preparation a pleasure, while the adjacent reception room provides a warm and inviting atmosphere.

The first floor boasts two large bedrooms, each offering ample space for furnishings and personal touches, alongside a well-appointed bathroom. Ascending to the second floor, you will discover an additional spacious bedroom, ideal for guests or as a private retreat.

This property is ideally situated just a stone's throw away from local shops and excellent transport links, ensuring that all your daily needs are easily met. With its large rooms and thoughtful layout, this home presents a wonderful opportunity for families or individuals seeking comfort and accessibility in a vibrant community. Don't miss the chance to make this lovely terraced house your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

New Market Street, Colne, BB8 9BJ

£129,950

 2  1  1  G

- An Exquisite Flat
- Modern Throughout
- On Street Parking
- EPC Rating G
- Two Bedrooms
- Town Centre Location
- Council Tax Band A
- Fantastic Loft Conversion
- No Chain Delay
- Tenure Freehold

Ground Floor

Kitchen

9'7" x 6'8" (2.92m x 2.03m)

Reception Room

16'7" x 12'11" (5.05m x 3.94m)

Store Room

6'8" x 5'10" (2.03m x 1.78m)

First Floor

Landing

13'2" x 5'3" (4.01m x 1.60m)

Bedroom One

16'7" x 14'2" (5.05m x 4.32m)

Bedroom Two

13'2" x 10'11" (4.01m x 3.33m)

Bathroom

9'5" x 6'8" (2.87m x 2.03m)

Second Floor

Landing

9'7" x 5'4" (2.92m x 1.63m)

Loft Room One

16'7" x 10'3" (5.05m x 3.12m)

Loft Room Two

10'10" x 9'7" (3.30m x 2.92m)



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