



## Walton Street, Colne, BB8 0EN

### Offers In The Region Of £125,000

#### THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on Walton Street in the charming town of Colne, this delightful terraced house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two generously sized reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-proportioned bedrooms, this home offers ample space for comfortable living. The property boasts a spacious attic room currently utilised as an additional bedroom but could also serve as an office. The exterior of the property is designed for low maintenance, allowing you to spend more time enjoying your new home rather than worrying about upkeep.

Situated in a convenient location, this property is within easy reach of local amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away. Furthermore, major commuter routes are easily accessible, making it an ideal choice for those who travel for work or leisure.

In summary, this terraced house on Walton Street is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its spacious interiors and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely home your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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 2  1  2  D

- Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms And Attic Room
  - Three Piece Bathroom
  - Leasehold
- Two Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: A

Ground Floor

Reception Room One

13' x 10'11 (3.96m x 3.33m)  
Composite double glazed frosted entrance door, UPVC double glazed window, cast iron multi fuel burner, Radiator, vinyl flooring and open access to inner hall.

Inner Hall

Stairs to first floor and door to reception room two, Radiator, Thermostat.

Reception Room Two

14'6 x 13' (4.42m x 3.96m)  
Central heating radiator, vinyl flooring, door to stairs for lower ground floor and open arch to kitchen.

Kitchen

12'8 x 8'2 (3.86m x 2.49m)  
UPVC double glazed window, central heating radiator, hardwood wall and base units, laminate worktops, integrated oven and grill in high rise unit, four ring electric hob, extractor, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for dishwasher, plumbing for washing machine, space for dryer, space for fridge freezer, part polycarbonate roof, Laminate flooring and UPVC double glazed door to rear.

Lower Ground Floor

Cellar

13'10 x 12'11 (4.22m x 3.94m)  
Single glazed window, central heating radiator, under stairs storage and laminate flooring.

First Floor

Landing

Central heating radiator, under stairs storage, stairs to second floor and doors to two bedroom and bathroom

Bedroom One

13' x 10'11 (3.96m x 3.33m)  
UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

11'10 x 6'10 (3.61m x 2.08m)  
UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 5'10 (2.72m x 1.78m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, wood clad ceiling, tiled elevation and wood effect vinyl flooring, Combi Boiler

Second Floor

Attic Room

11'3 x 9'3 (3.43m x 2.82m)  
Velux window and central heating radiator.

External

Front

Paving.

Rear

Paving and gated access to rear. Electric Point

Viewing Notes

New windows and doors, new paving, new roof over bathroom and new guttering.



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