

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.

Windy Bank, Colne, BB8 9HJ

£165,000

A FANTASTIC FAMILY HOME

Located in the charming area of Windy Bank, Colne, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and family gatherings. The well-designed kitchen diner is ideal for both casual meals and entertaining guests, ensuring that the heart of the home is both functional and stylish.

The property boasts three generously sized bedrooms, each offering ample space for personalisation and comfort. The master bedroom features an en-suite shower room, providing a private retreat for your daily routines. Additionally, a family bathroom serves the other bedrooms, ensuring that everyone has access to modern amenities.

Outside, the property benefits from a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. The driveway offers convenient off-street parking, adding to the practicality of this wonderful home.

Situated in a great location, this house is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its spacious layout and desirable features, this property is a fantastic opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

Windy Bank, Colne, BB8 9HJ

£165,000



- Three Bedroom Semi Detached
- Private Rear Garden
- Off Road Parking
- Tenure - Freehold
- Spacious Family Lounge
- Ideal Family Home
- EPC Rating - TBC
- Kitchen Diner Space
- Popular Colne Location
- Council Tax Band - C

Ground Floor

Entrance Hall

18'8 x 5'9 (5.69m x 1.75m)

WC

6' x 2'6 (1.83m x 0.76m)

Reception Room

15'6 x 9'2 (4.72m x 2.79m)

Kitchen Diner

15'5 x 9'2 (4.70m x 2.79m)

First Floor

Landing

9'7 x 9'4 (2.92m x 2.84m)

Bedroom One

12'1 x 9'5 (3.68m x 2.87m)

En Suite

9'5 x 3'2 (2.87m x 0.97m)

Bedroom Two

8'9 x 7'11 (2.67m x 2.41m)

Bedroom Three

9'3 x 6'10 (2.82m x 2.08m)

Bathroom

7'1 x 5'4 (2.16m x 1.63m)

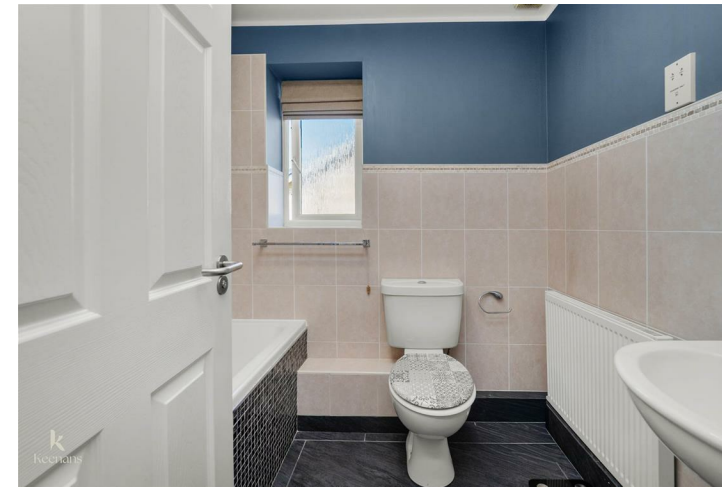
External

Rear

Laid to lawn garden, paving and not overlooked from the rear.

Front

Part laid to lawn and block paved drive for off road parking.



Tel: 01282469023

www.keenans-estateagents.co.uk