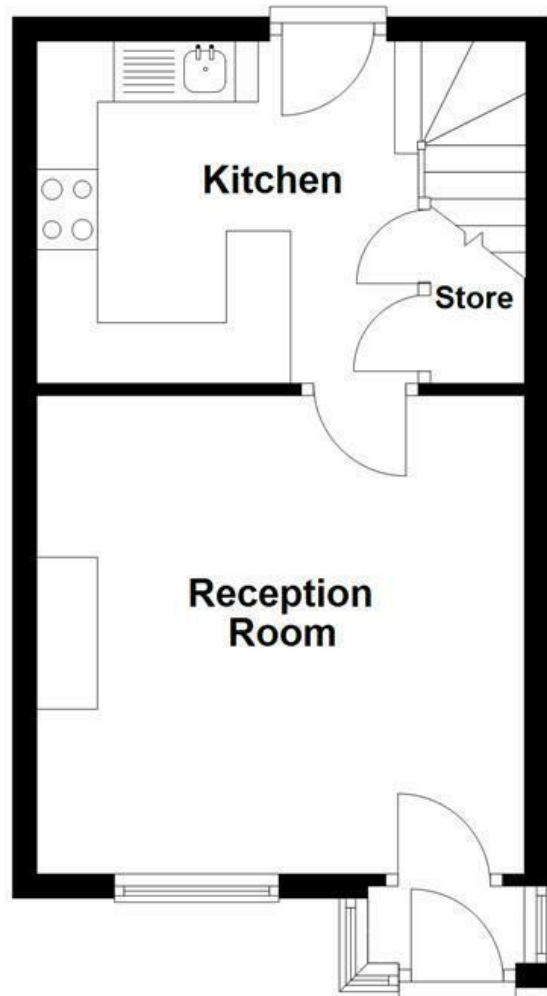
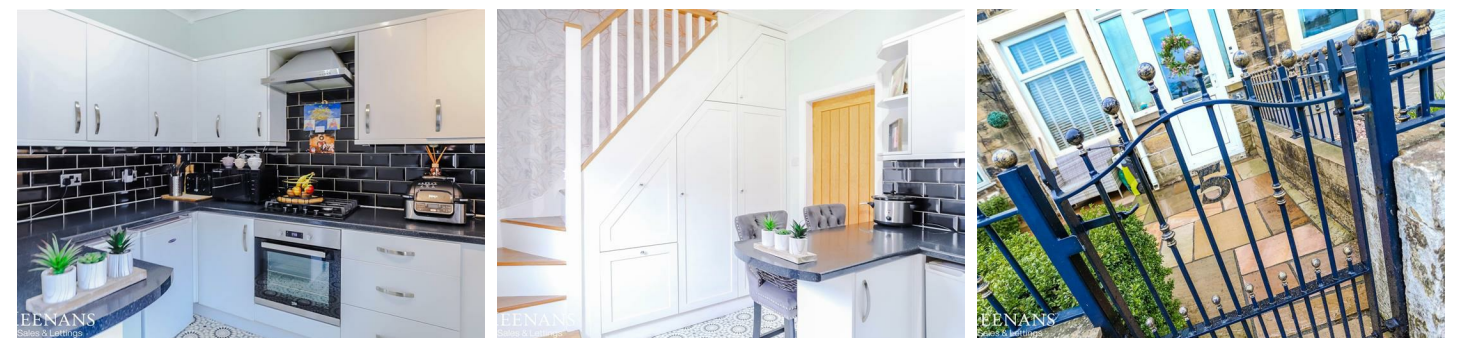
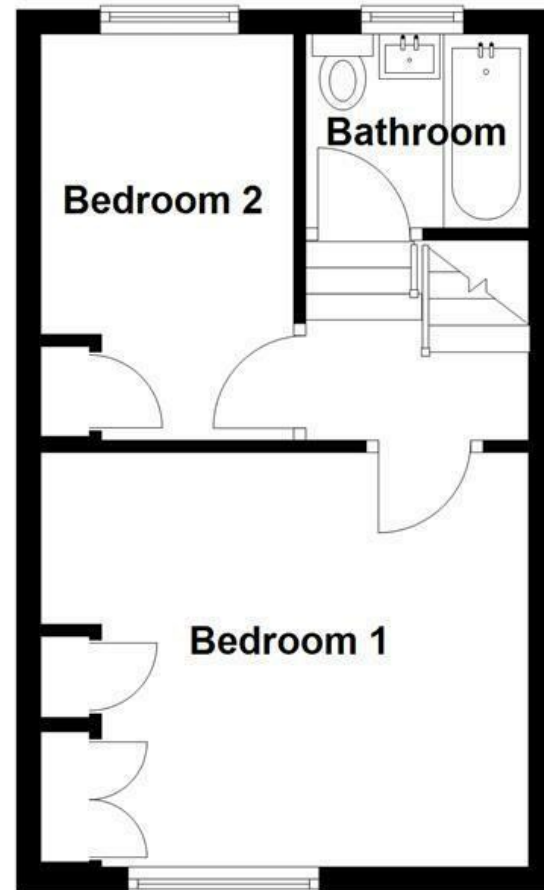


Ground Floor



First Floor



Hanover Street, Colne, BB8 9HD

£115,000

STUNNING TWO BEDROOM TERRACE PROPERTY

Situated on the charming Hanover Street in Colne, this delightful two-bedroom house offers a perfect blend of modern living and convenience. The property boasts a spacious layout, making it an ideal home for small families, couples, or individuals seeking a comfortable retreat.

One of the standout features of this property is the contemporary kitchen that is both stylish and functional, equipped with modern appliances that cater to all your culinary needs. The open-plan design allows for a seamless flow between the kitchen and living areas, creating an inviting atmosphere for entertaining guests or enjoying quiet evenings at home.

The two well-proportioned bedrooms provide ample space for relaxation and rest, ensuring a peaceful night's sleep. Natural light floods the rooms, enhancing the warm and welcoming ambiance throughout the house.

Located close to local amenities, this home provides easy access to shops, schools, and recreational facilities, making it a convenient choice for everyday living. Whether you are commuting to work or enjoying a leisurely day out, everything you need is just a stone's throw away.

In summary, this modern two-bedroom house on Hanover Street is a fantastic opportunity for anyone looking to settle in Colne. With its spacious interiors, contemporary kitchen, and convenient location, it is a property that truly deserves your attention.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	86
(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.

Hanover Street, Colne, BB8 9HD

£115,000

 **2**  **1**  **1**  **D**

- Beautifully Presented Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance Porch

4'1 x 2'3 (1.24m x 0.69m)

UPVC double glazed front door, two UPVC double glazed windows, PVC to ceiling and composite door to reception room.

Reception Room

13'2 x 12'11 (4.01m x 3.94m)

UPVC double glazed window, central heating radiator, coving, gas fire, smoke alarm, TV point and door to kitchen.

Kitchen

10'7 x 9'3 (3.23m x 2.82m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with granite surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, composite sink and drainer with mixer tap, space for under counter fridge, space for under counter freezer, breakfast bar, tiled effect lino flooring, UPVC double glazed frosted door to rear and stairs to first floor.

First Floor

Landing

6'3 x 4'9 (1.91m x 1.45m)

Worcester boiler, smoke alarm, central hearing radiator, wood effect flooring, doors to two bedroom and bathroom.

Bedroom One

11'11 x 11'8 (3.63m x 3.56m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'7 x 6'10 (3.23m x 2.08m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

5'4 x 5'3 (1.63m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, overhead direct feed shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations and lino flooring.

External

Rear

Enclosed paved yard with stone built outbuilding and gate to shared access.

Front

Gated paved forecourt.



Tel: 01282469023

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