



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

Cotton Tree Lane, Colne, BB8 7BN

Offers Over £175,000

A TRULY GORGEOUS TWO BEDROOM MID-TERRACE HOME WITH ATTIC ROOM

Flowing internally with neutrally finished, stylish decor throughout, this two-bedroom, mid-terraced home benefits from an additional attic bedroom, low maintenance exteriors, and is conveniently located for accessing local amenities and schools as well as commuter routes towards Burnley and Skipton. The property is perfectly suited for a couple, first time buyer or a small family, and comprises briefly: an entrance into a hallway, housing a staircase to the first floor and doors leading to two reception rooms, the second of which allows access to a kitchen and a lean-to utility room. To the first floor, you will find two bedrooms, a modern house bathroom and a staircase to the second floor where you will find an attic room.

For further information, or to arrange a viewing, please contact our Barnoldswick team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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Offers Over £175,000

 3  1  2  D

- Three Generous Bedrooms
 - Modern Three Piece Bathroom Suite
 - Character Features
 - Leasehold Property
- Spacious Living Areas
 - Converted Attic Space
 - EPC TBC
- Enviaible Views
 - Contemprary Fitted Kitchen With Breakfast Bar
 - Council Tax Band A

Internal

Ground Floor

Hallway

14'8 x 3'3 (4.47m x 0.99m)
UPVC double glazed door to hallway, central heating radiator, coving, wood effect flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

11'3 x 11'4 (3.43m x 3.45m)
UPVC double glazed window, central heating radiator, wood effect flooring, television point, gas log burner effect fire with red brick hearth and cornice coving to ceiling.

Reception Room Two

14'5 x 12'7 (4.39m x 3.84m)
Central heating radiator, wood effect flooring, under stair storage, television point, multi fuel log burner stove with red brick hearth, open to kitchen and UPVC double glazed french doors to utility.

Kitchen

8'9 x 6'4 (2.67m x 1.93m)
Two UPVC double glazed velux windows to utility, cream panelled wall and base units, granite worktops, tile splash backs, composite one and a half sink and drainer with mixer tap, eye level electric oven and grill, induction hob, integrated fridge freezer and breakfast bar.

Utility

8'9 x 7'6 (2.67m x 2.29m)
UPVC double glazed french doors to the rear, poly carbonate roof, plumbing for washing machine, space for dryer and tile flooring.

First Floor

Landing

6'8 x 6'9 (2.03m x 2.06m)
Stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

15'10 x 11'2 (4.83m x 3.40m)
UPVC double glazed window, central heating radiator, cornice coving to ceiling and over stair storage.

Bedroom Two

9'1 x 8'5 (2.77m x 2.57m)
UPVC double glazed window, central heating radiator, wood effect flooring and cornice coving to ceiling.

Bathroom

10'6 x 4'9 (3.20m x 1.45m)
UPVC double glazed frosted window, vanity top wash basin, panelled bath with direct feed rainfall shower head, dual flush WC, full tile elevations, illuminated mirror, linen cupboard and chrome heated towel rail PVC panel ceiling.

Second Floor

Bedroom Three

11'9 x 13'7 (3.58m x 4.14m)
Eaves access, central heating radiator, and velux window.

External

Rear

Enclosed crazy paved yard to the rear with bedding areas.



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