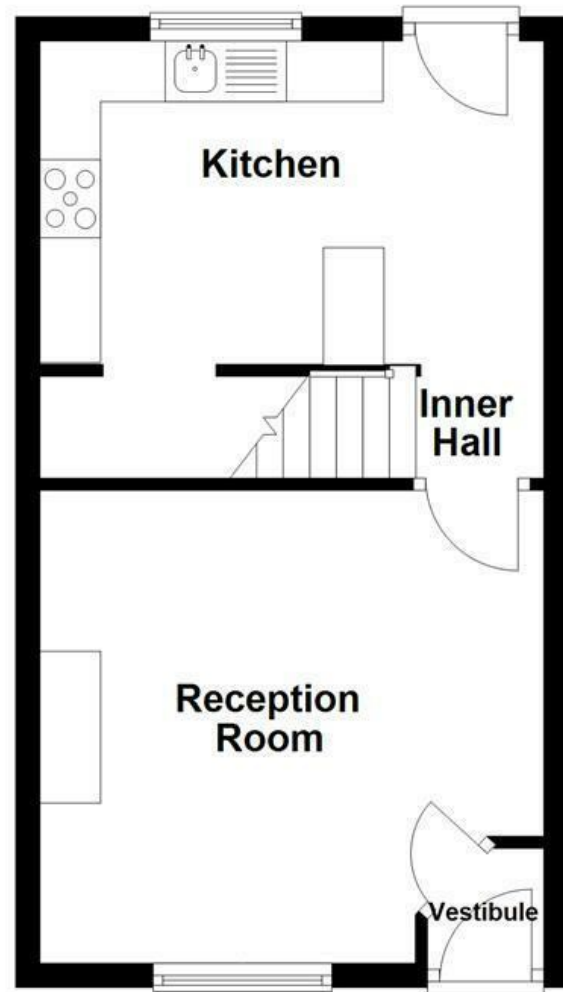
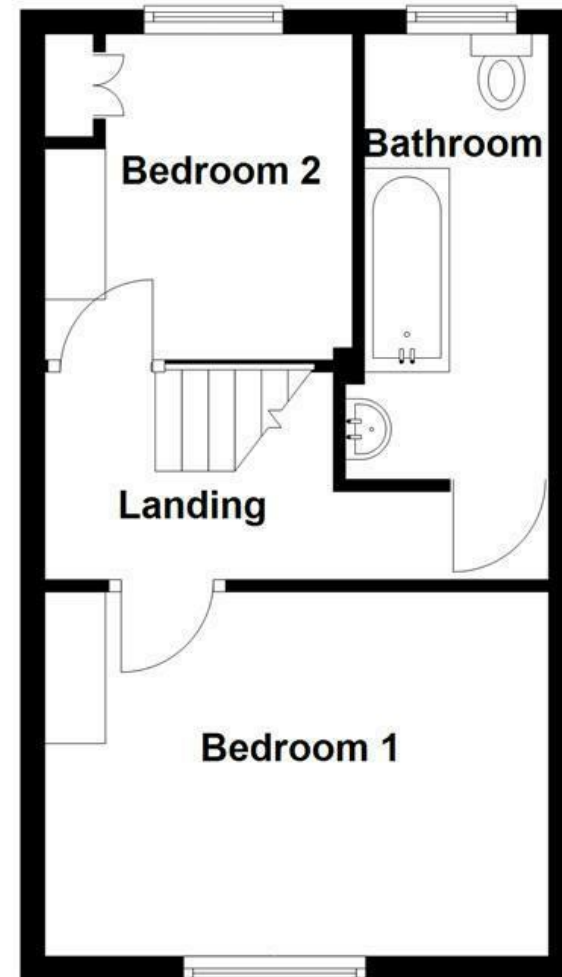


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

## Avondale Street, Colne, BB8 0PN

### £149,950

A GORGEOUS TWO BEDROOM TERRACED HOME

Nestled on the charming Avondale Street in Colne, this delightful house presents an ideal opportunity for first-time buyers or those seeking a rental investment. The property boasts a beautifully decorated interior, showcasing contemporary decor that creates a warm and inviting atmosphere throughout.

As you step inside, you will be greeted by a modern kitchen that is both stylish and functional, perfect for preparing meals and entertaining guests. The bathroom suite is equally impressive, featuring modern fixtures that enhance the overall appeal of the home. With two well-proportioned bedrooms, this property offers ample space for comfortable living.

One of the standout features of this home is the low maintenance rear yard, providing a private outdoor space that is perfect for relaxation or enjoying a sunny afternoon.

Conveniently located, this property is close to a variety of amenities, ensuring that daily necessities are just a stone's throw away. Additionally, excellent commuter routes are easily accessible, making it an ideal choice for those who travel for work or leisure.

In summary, this house on Avondale Street is a perfect blend of modern living and practicality, making it a must-see for anyone looking to enter the property market or expand their investment portfolio. Don't miss the



# Avondale Street, Colne, BB8 0PN

## £149,950

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

- Terraced Property
  - Two spacious bedrooms
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Low maintenance rear yard
  - Tenure: Leasehold
- Modern kitchen and bathroom
  - Close to local amenities
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
3'2 x 3'1 (0.97m x 0.94m)  
Composite entrance door, tiled flooring and door to reception room.

**Reception Room**  
13'8 x 12'9 (4.17m x 3.89m)  
UPVC double glazed window, central heating radiator, coving, spotlights, cast iron multi fuel burner, flagstone hearth, brick surround, wood mantle, TV point and door to inner hall.

**Inner Hall**  
Stairs to first floor and open access to kitchen.

**Kitchen**  
13'7 x 8'9 (4.14m x 2.67m)  
UPVC double glazed window, central heating radiator, spotlights, wall and base units, wood worktops, range cooker with electric hob, extractor hood, ceramic sink with draining board and mixer tap, under stairs storage with space for fridge freezer, wood effect flooring and UPVC double glazed door to rear.

### First Floor

**Landing**  
Loft access, smoke alarm, doors to two bedrooms and bathroom.

**Bedroom One**  
13'9 x 9'10 (4.19m x 3.00m)  
UPVC double glazed window, central heating radiator and spotlights.

**Bedroom Two**  
8'10 x 8'4 (2.69m x 2.54m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

**Bathroom**  
12'1 x 5' (3.68m x 1.52m)  
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, wood panel double bath with mixer tap and direct feed rainfall shower and rinse head over, part tiled elevation and wood effect flooring.

### External

**Rear**  
22'6 x 13'3 (6.86m x 4.04m)  
Enclosed paved yard, decking, log tore and outbuilding.

**Outbuilding**  
5'2 x 2'11 (1.57m x 0.89m)  
Plumbing for washing machine, space for dryer.

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