



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	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
England & Wales		
EU Directive 2002/91/EC		

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Warehouse Lane, Colne, BB8 7PP

£210,000

CHARMING THREE BEDROOM END TERRACE FAMILY HOME

Welcome to Warehouse Lane, Foulridge, Colne, this impressive end terrace house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three generously sized double bedrooms, this property is designed to accommodate family living with ease.

Upon entering, you are welcomed into two inviting reception rooms that offer ample space for relaxation and entertaining. The country-style kitchen and dining area create a warm and homely atmosphere, perfect for family meals and gatherings. The large family bathroom is well-appointed, ensuring convenience for all residents.

The property also features both front and rear yards, providing outdoor space for children to play or for enjoying a quiet moment in the fresh air. The sought-after location enhances the appeal of this home, making it an ideal choice for families looking to settle in a friendly community.

With its combination of spacious living areas, well-proportioned bedrooms, and a lovely outdoor space, this three-bedroom double front terrace property is a fantastic family home that should not be missed.

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 3  1  2  E

- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Ample Outdoor Space
- EPC Rating E
 - Ideal Family Home
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite partial frosted door to hall.

Hall

5'3 x 4'11 (1.60m x 1.50m)

Smoke alarm, coving, central heating radiator, doors to two reception rooms and stairs to first floor.

Reception Room One

14'10 x 13'1 (4.52m x 3.99m)

Two UPVC double glazed windows, central heating radiator, coving, ceiling rose, gas fire with marble surround and two feature wall lights.

Reception Room Two

16'4 x 13'2 (4.98m x 4.01m)

UPVC double glazed bow window, central heating radiator, coving, exposed brick fireplace, under stairs storage and door to kitchen/dining area.

Kitchen/Dining Area

14'2 x 12'7 (4.32m x 3.84m)

UPVC double glazed window, hard wood single glazed window, coving, panel wall and base units, granite surface, ceramic Belfast sink and drainer with mixer tap, oven, five ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, UPVC double glazed door to rear and tiled floor.

First Floor

Landing

17'10 x 3'6 (5.44m x 1.07m)

UPVC double glazed window, central heating radiator, coving, loft access, smoke alarm, dado rail, doors to three bedrooms and bathroom.

Bedroom One

15'5 x 13'9 (4.70m x 4.19m)

UPVC double glazed window, central heating radiator, coving, decorative fireplace with mantle, fitted wardrobes and storage.

Bedroom Two

14' x 12'4 (4.27m x 3.76m)

UPVC double glazed window, central heating radiator, coving and dado rail.

Bedroom Three

12'8 x 6'3 (3.86m x 1.91m)

Two UPVC double glazed windows, central heating radiator and coving.

Bathroom

12'10 x 7'4 (3.91m x 2.24m)

UPVC frosted window, central heating towel rail, coving, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, enclosed direct feed shower, decorative fireplace, storage, part tiled elevation and tiled effect lino flooring.

External

Rear

Enclosed yard with paving and bedding areas.

Front

Courtyard, paving, steps, bedding areas, mature shrubs, stone chippings and artificial grass.



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