



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Claremont Street, Colne, BB8 0PW

Offers Over £145,000

PERFECT THREE BEDROOM TERRACE IN COLNE

Situated on Claremont Street in the town of Colne, this delightful mid-terrace house presents an excellent opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is designed to accommodate family living with ease.

Upon entering, you are greeted by two generous reception rooms that offer ample space for relaxation and entertaining. These inviting areas are perfect for family gatherings or quiet evenings in. The well-equipped kitchen is a practical space, ideal for preparing meals and enjoying family dining.

One of the standout features of this home is the spacious attic room, which provides additional versatility. This area can be transformed into a playroom, study, or even a guest bedroom, catering to your family's unique needs.

The property also boasts a rear enclosed yard, a wonderful space for children to play safely while you enjoy the fresh air. This outdoor area is perfect for summer barbecues or simply unwinding after a long day.

Overall, this mid-terrace house on Claremont Street is a perfect fit for families looking for a blend of comfort, space, and convenience. With its thoughtful layout and inviting atmosphere, it is sure to make a lovely

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 3  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Ready To Move Into
- EPC Rating D
 - Ideal Home For A Small Family Or First Time Buy
 - Ample Rear Yard Space

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

14' x 3'4 (4.27m x 1.02m)

Central heating radiator, dado rail, doors to two reception rooms and stairs to first floor.

Reception Room One

11'1 x 10'4 (3.38m x 3.15m)

UPVC double glazed window, central heating radiator, coving and inset electric multi fuel effect burning stove with wooden mantle.

Reception Room Two

13'9 x 13'4 (4.19m x 4.06m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with decorative surround and door to kitchen.

Kitchen

10'5 x 6'6 (3.18m x 1.98m)

UPVC double glazed window, range of gloss wall and base units, plinth heater, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, stainless steel splash back, extractor hood, plumbed for washing machine, space for fridge freezer, tiled effect flooring and door to rear.

First Floor

Landing

9'7 x 5'7 (2.92m x 1.70m)

Smoke alarm, doors to bedroom one, bedroom three, bathroom and stairs to second floor.

Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

11'8 x 6'6 (3.56m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, dual flush W/C, part tiled elevation, extractor fan and wood effect flooring.

Bedroom Three

11'3 x 6'11 (3.43m x 2.11m)

UPVC double glazed window, central heating radiator and storage.

Second Floor

Bedroom Two

13'9 x 12'6 (4.19m x 3.81m)

Velux window, smoke alarm and central heating radiator.

External

Rear

Enclosed paved yard with gate to shared access road.



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