



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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## Charles Street, Colne, BB8 0LY

£950

THREE-BEDROOM TERRACE IN COLNE

Situated on Charles Street in Colne, this delightful house offers a perfect blend of comfort and practicality. This property is ideal for both relaxation and entertaining guests. The well-equipped kitchen provides ample space for culinary creativity, while the adjoining dining area is perfect for family meals or hosting dinner parties.

The house boasts three well-proportioned bedrooms, each designed to provide a restful retreat. The well-appointed bathroom adds to the convenience of this home, ensuring that all your needs are met with ease.

Outside, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or creating a lovely garden retreat. This property is not just a house; it is a home that invites you to create lasting memories. With its thoughtful layout and desirable location, this residence is a wonderful opportunity for anyone looking to settle in Colne.

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# Charles Street, Colne, BB8 0LY

£950



- EPC Rating D
- On Street Parking
- Fitted Kitchen`
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes
- Four Piece Bathroom Suite
- Ample Rear Yard Space

## Ground Floor

### Entrance

Hardwood double glazed frosted door to vestibule.

### Vestibule

4'2 x 3'11 (1.27m x 1.19m)

Door to reception room.

### Reception Room

15'2 x 13'5 (4.62m x 4.09m)

UPVC double glazed window, central heating radiator, log burner with exposed brick and wood mantle, door to hall.

### Hall

15'2 x 5'5 (4.62m x 1.65m)

Central heating radiator, smoke alarm, UPVC double glazed French doors to rear, doors to dining room, kitchen, under stairs storage and stairs to first floor.

### Dining Room

13'1 x 12'2 (3.99m x 3.71m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with marble surround and wood mantle, two feature wall lights and wood effect laminate flooring.

### Kitchen

10' x 7'11 (3.05m x 2.41m)

Two UPVC double glazed windows, central heating radiator, wall and base units, wood worktops, tiled splash backs, composite one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated fridge, plumbed for washing machine, space for dryer, spotlights and tiled laminate flooring.

## First Floor

### Landing

15'3 x 5'4 (4.65m x 1.63m)

UPVC double glazed window, central heating radiator, wood panelled ceiling, spotlights, doors to three bedrooms and bathroom.

### Bedroom One

13' x 12' (3.96m x 3.66m)

UPVC double glazed window, central heating radiator, coving and integrated wardrobes.

### Bedroom Two

15'1 x 6'1 (4.57m x 1.85m)

UPVC double glazed window, central heating radiator, coving and integrated wardrobe.

### Bedroom Three

11'6 x 7'3 (3.51m x 2.21m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

9'10 x 7'10 (3.00m x 2.39m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, ball and claw foot double bath with mixer tap and rinse head, enclosed direct feed shower with rinse head and jets, extractor fan, spotlights, tiled elevation and tiled effect laminate flooring.

### External

#### Rear

Enclosed paved yard.

#### Front

Paved courtyard.



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