



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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## Glen Street, Colne, BB8 9EW

### £850

AN OUTSTANDING, FULLY RENOVATED MID TERRACED PROPERTY

Situated within the heart of the ever popular, charming town of Colne, this exceptional mid-terraced house is being proudly welcomed to the rental market. It has been fully renovated to an immaculate standard. With three well-proportioned bedrooms, a thoughtfully designed loft conversion which makes a perfect third bedroom, ideal for families or those needing extra space.

Upon entering, you will be greeted by two inviting reception rooms that provide ample living space, perfect for both relaxation and entertaining. The modern fixtures and fittings throughout the home enhance its appeal, creating a contemporary yet warm atmosphere.

The combination of modern amenities and classic charm makes this property a rare find in the current market. With its prime location and exceptional presentation, it is sure to attract considerable interest. Do not miss your chance to make this delightful property your new rental home.

For further information or to arrange a viewing please contact our Lettings Team at your earliest convenience.



# Glen Street, Colne, BB8 9EW

## £850

 3  1  2  D

- Fully Renovated
  - Easy Access To Major Network Links
  - Close Proximity To Local Amenities
  - Set Over Three Floors
- Three Good Size Bedrooms
  - Two Reception Rooms
  - Three Piece Shower Room
- Available Immediately
  - Modern Fitted Kitchen
  - Ample Rear Yard Space

### Ground Floor

#### Entrance

Composite double glazed frosted door to reception room one.

#### Reception Room One

12'10 x 10'4 (3.91m x 3.15m)

UPVC double glazed window, central heating radiator, spotlights and oak door to inner hall.

#### Inner Hall

3'1 x 2'5 (0.94m x 0.74m)

Oak door to reception room two and stairs to first floor.

#### Reception Room Two

12'10 x 11'8 (3.91m x 3.56m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, under stairs storage and oak door to kitchen.

#### Kitchen

10'11 x 6'5 (3.33m x 1.96m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect surface, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer and washing machine, integrated Ideal boiler, spotlights, wood effect lino and UPVC door to rear.

### First Floor

#### Landing

8'11 x 8'2 (2.72m x 2.49m)

Smoke alarm, spotlights, oak doors to two bedrooms and shower room, door to stairs to second floor.

#### Bedroom One

12'10 x 8'1 (3.91m x 2.46m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Two

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

#### Shower Room

8'6 x 5'11 (2.59m x 1.80m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevation, spotlights and tiled floor.

### Second Floor

#### Bedroom Three

14'4 x 11'7 (4.37m x 3.53m)

Velux window, central heating radiator, smoke alarm.

### External

### Rear

Enclosed yard with outbuilding.

### Front

Slate chip garden.

### Agents Notes

Council Tax Band A and EPC Rating D.



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