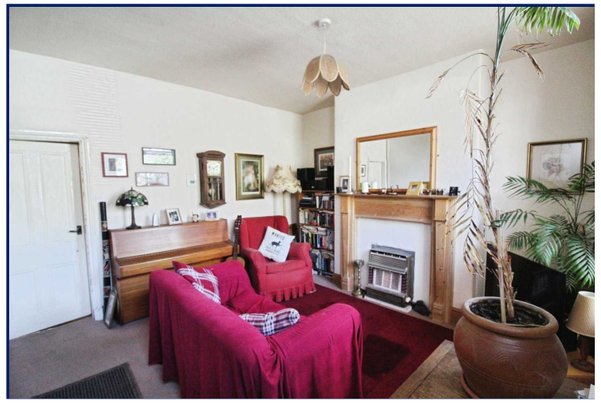




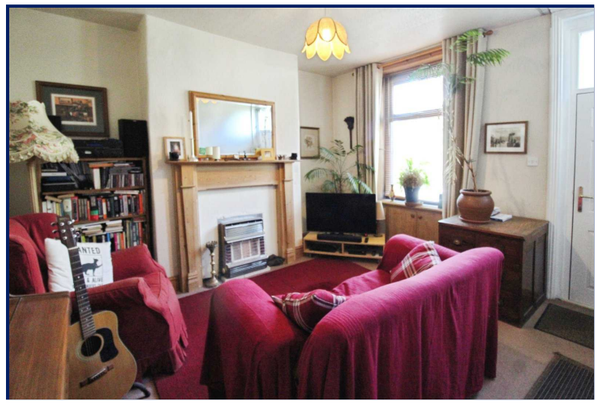












River Street, Colne, Lancashire,
BB8

Offers in the region of:
£100,000 Leasehold

Reeds Rains

reedsrains.co.uk

River Street, Colne, Lancashire, BB8

Offers in the region of: £100,000 Leasehold

Council Tax Band: A
EPC Rating: D

A wonderful opportunity to purchase a characterful two bedroom mid terrace property with a garden, positioned in a desirable residential location within easy reach of the many shops, bars, restaurants and Theatres Colne has to offer.

A loved home suiting of any growing family, making this property an ideal choice for both owner occupiers and landlord investors alike.

The property briefly comprises: Lounge and kitchen/diner to the ground floor, two bedrooms and shower room to the first floor, plus a spacious attic space to a second floor.

Externally the property boasts a garden forecourt and generous enclosed patio and lawn garden to the rear.

No chain!

Ground Floor

Lounge
13'3" (4.04) x 13'1" (4) (maximum into alcove)
An external composite door with double glazed pane over leads into a well presented lounge with a gas fire, radiator and uPVC double glazed window.

Kitchen/Diner
10'8" (3.25) x 11'6" (3.5) (minimum to chimney breast)
The kitchen/diner is fitted with a cottage style matching range of base units, complimentary pine effect work surfaces with inset chrome sink unit with drainer and mixer tap, into alcove fitted storage, under stairs pantry, plumbing for a washing machine, radiator, uPVC double glazed window and composite external door providing access to the rear outside space.

First Floor

Bedroom One
13'3" (4.04) x 13'1" (4) (maximum into alcove)
A generous double bedroom to the front of the property with a radiator and uPVC double glazed window.

Bedroom Two
10'7" (3.23) (maximum) x 6'7" (2) (minimum)
A second bedroom, to the rear of the property, with a radiator, staircase leading to the attic, and uPVC double glazed window overlooking the rear garden

Shower Room
7'8" (2.34) x 6'1" (1.85) (maximum into alcove)
Fitted with a contemporary 3 piece shower room suite comprising a low level W.C. wall mounted hand basin with twin taps and separate walk-in shower cubicle with electric shower, chrome heated towel rail, spot lighting to the ceiling and frosted uPVC double glazed window.

Second Floor

Attic
18'1" (5.5) (maximum with restricted head height to both the front and rear) x 11'7" (3.53) (maximum)
A fixed staircase leads from bedroom two to a generous attic space with a radiator and skylight.

Garden
To the front of the residence is a small garden forecourt with low wall and gate, whilst to the rear of the property is a delightful enclosed garden which is mainly laid to lawn with generous patio.

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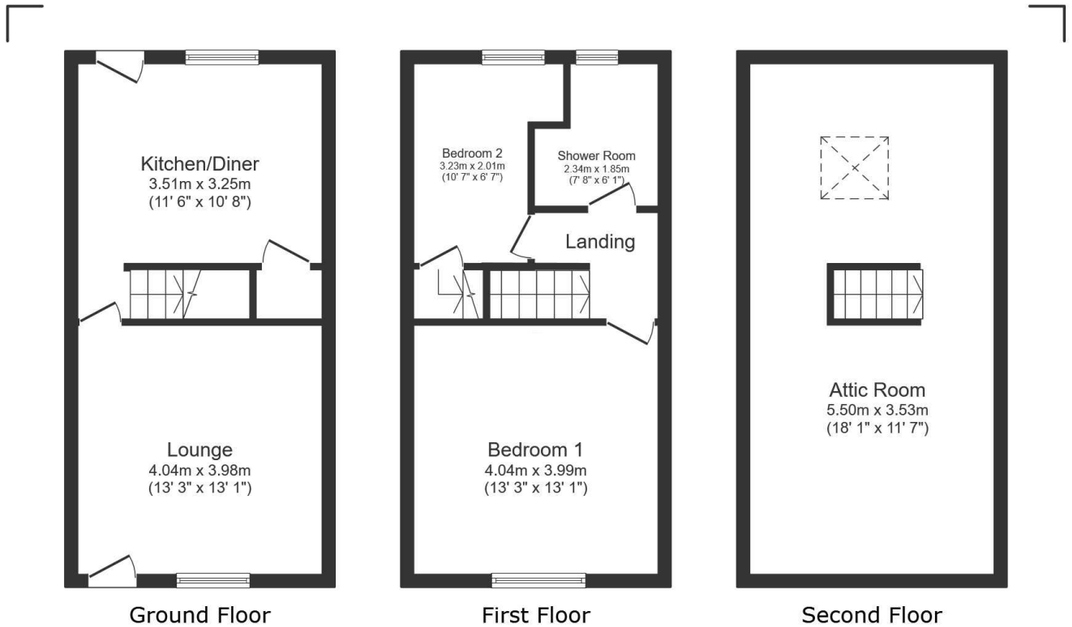
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area: 98.4 sq.m. (1,059 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

Other important information which you will need to know about this property can be found at reedsrains.co.uk