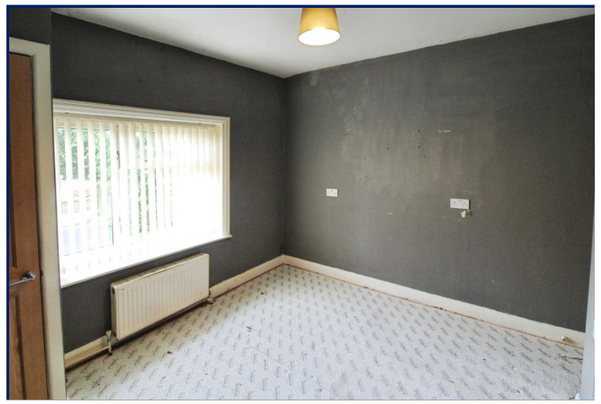
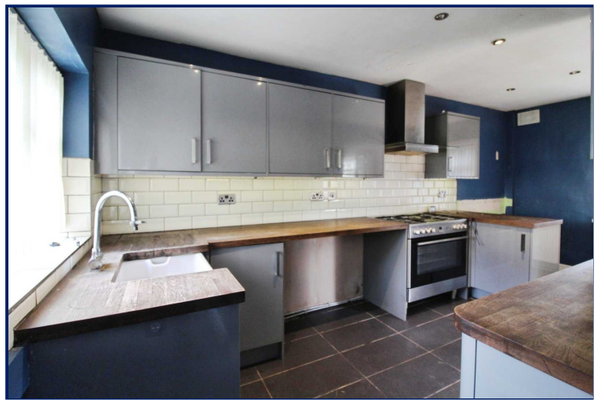
















Harrison Drive, Colne, Lancashire,
BB8

Asking Price: £140,000
Freehold

Reeds Rains

reedsrains.co.uk

Harrison Drive, Colne, Lancashire, BB8

Asking Price: £140,000 Freehold

Council Tax Band: A
EPC Rating: D

A WONDERFUL OPPORTUNITY to purchase a THREE BEDROOM family home boasting a garden and driveway to the front, plus a generous lawn garden and patio area to the rear.

Although the property would benefit from a little TLC, this chain-free property offers fantastic potential for a new homeowner.

Situated in a convenient location, within easy reach of Colne centre amenities, schools, and main road transport links, this home offers both comfort and practicality.

The property briefly comprises: Entrance porch, lounge and kitchen/diner to the ground floor plus THREE bedrooms and bathroom to the first floor.

Externally the property boasts a garden and driveway to the front plus a lawn garden and patio area to the rear.

Contact us today to arrange a viewing.

No chain!

Ground Floor

Porch
2'9" x 4'6" (0.84m x 1.37m)
A practical addition to the property, built with a uPVC double glazed frame, tiled flooring and external uPVC door leading into the lounge.

Lounge
14'2" (4.32) (minimum to stairs) x 13'4" (4.06) (maximum into alcove)
A generous lounge with dado rail, coving to the ceiling, open staircase to the rear, radiator and uPVC double glazed window to the front aspect.

Kitchen/Diner
17'2" (5.23) x 8'2" (2.5) (minimum)
A spacious family room fitted with a matching range of wall and base units in a high gloss grey finish, complimentary dark wood effect work surfaces with inset Belfast sink and chrome mixer tap, integrated fridge and freezer, fitted extractor hood, plumbing for a washing machine and space for a dryer, space for a dining table and chairs, useful under stairs pantry, spot lighting to the ceiling, dual aspect uPVC double glazed windows over looking both the front and rear gardens, and external uPVC door providing access to the rear outside space.

First Floor

First Floor Landing
A light and airy landing with natural light from a uPVC double glazed window to the rear.

Bedroom One
11'1" (3.38) (maximum) x 11'2" (3.4) (maximum)
A generous double bedroom to the front of the property with a radiator and uPVC double glazed window.

Bedroom Two
9'1" (2.77) (to mid point) x 10'7" (3.23) (maximum)
A second double bedroom, again to the front of the property, with boiler store, a radiator and uPVC double glazed window.

Bedroom Three
7'9" x 7'9" (2.36m x 2.36m)
The third bedroom, a single bedroom to the rear of the property, again fitted with a radiator and uPVC double glazed window.

Bathroom
5'9" x 5'9" (1.75m x 1.75m)
The bathroom is fitted with a three piece bathroom suite in white comprising a low level W.C., pedestal hand basin with chrome mixer tap and panel bath with twin taps and electric shower over, partially tiled elevations, spot lighting to the ceiling and frosted uPVC double glazed window.

External

Garden
The property boasts generous outside space to include a lawn garden and driveway to the front, providing off street parking, plus a generous enclosed garden to the rear which is mainly laid to lawn with patio area and outbuilding.

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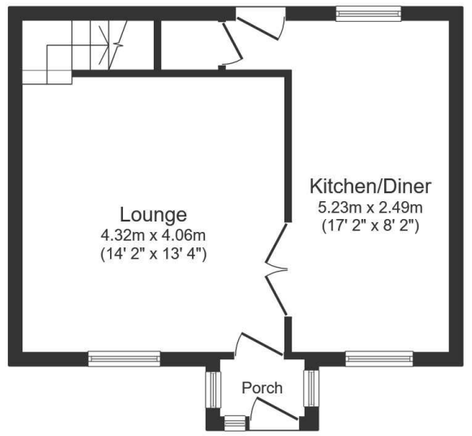
All Measurements
All Measurements are Approximate.

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

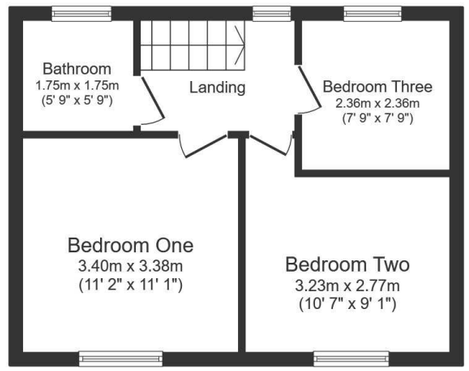
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 71.8 sq.m. (772 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

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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