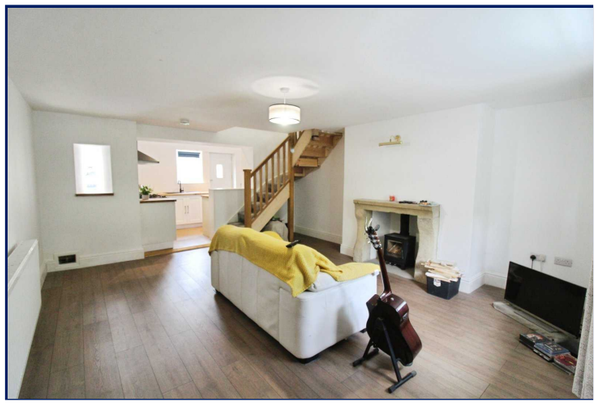
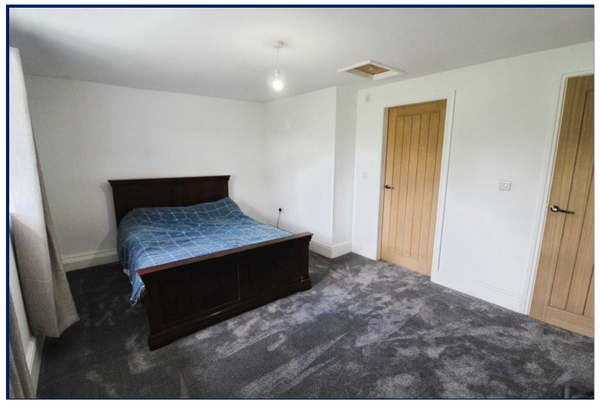
















Bents, Colne, Lancashire, BB8

Asking Price: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

Bents, Colne, Lancashire, BB8

Asking Price: £170,000 Freehold

Council Tax Band: A
EPC Rating: D

Reeds Rains are delighted to present this charming mid-terraced cottage located in a picturesque hamlet on the edge of Colne. This recently renovated one bedroom cottage boasts a generous lounge, open plan access to the kitchen, spacious double bedroom and bathroom. Externally, the property benefits from a small block paved patio to the rear.

Located in a highly desirable semi rural location, this lovely home is also within easy reach of Keighley Road, providing a transport network towards Colne town centre, neigbouring Pendle villages, Yorkshire borders and M65 motorway.

Perfect for first-time buyers or as a holiday home. Do not miss out on this wonderful opportunity. Contact us today to arrange a viewing.

Ground Floor

Lounge
17'3" (5.26) (minimum but including stairs) x 14'8" (4.47) (maximum into alcove)
An external door leads into a delightful open plan living space, the lounge benefiting from a wood grain effect laminate flooring, feature stone fireplace with inset wood burning stove, radiator, open plan access to the kitchen, lovely open return staircase and hardwood double glazed window with deep window sill.

Kitchen
5'9" x 12'1" (1.75m x 3.68m)
The kitchen is fitted with a contemporary range of base units in white with complimentary work surfaces in a pine effect finish with inset sink with drainer and arch mixer tap in black, wine rack, stove with 5 x gas ring hob, fitted extractor hood in black, integrated fridge and freezer, plumbing for a washing machine, spot lighting to the ceiling, hardwood double glazed window and external hardwood door to the rear.

First Floor

Bedroom
10'8" (3.25) (maximum) x 15' (4.57) (maximum)
A very well presented and generous double bedroom with a radiator and twin hardwood sash double glazed windows with feature deep window sills.

Bathroom
6'7" (2) (to mid point extending to a maximum 7'9" (2.36)) x 11'8" (3.56) (maximum, reducing to 8'2" (2.5) by bath)
Fitted with a modern three piece bathroom suite in white comprising a low level WC, pedestal hand basin with chrome mixer tap and corner bath with chrome mains shower over and uPVC double glazed window with deep window sill.

External

Garden
The property boasts a block paved patio area to the rear, over which there is a right of access for two neighbouring properties.

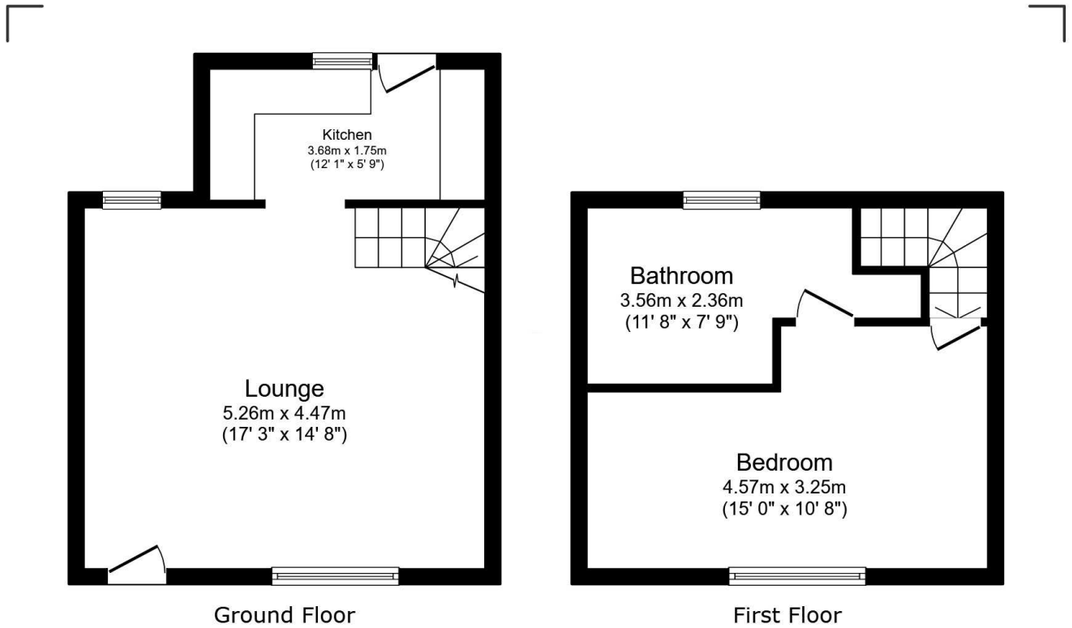
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All Measurements
All Measurements are Approximate.

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: 58.6 sq.m. (631 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

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