



EPC:
Waiting

Cotton Tree Lane, Colne, Lancashire
Guide Price: £155,000





Welcome to the market this 2-Bedroom home on Cotton Treet Lane.

Situated in a popular residential location, this well presented two-bedroom mid-terrace property offers spacious and versatile living accommodation, ideal for first-time buyers, small families, or investors alike.

The accommodation briefly comprises an entrance vestibule leading into a welcoming lounge, a separate dining room providing excellent space for entertaining, and a fitted kitchen to the rear. To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a pleasant rear yard with an attractive outlook overlooking the river, creating a peaceful setting rarely found with terraced homes. The picturesque riverside aspect provides a lovely backdrop and can be enjoyed throughout the year.

Conveniently located within easy reach of Colne town centre, local amenities, schools, and transport links, this charming home combines comfortable living with a delightful waterside outlook.



Total floor area 107.2 m² (1,153 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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





Council Tax Band: **TBC**

Tenure: **TBC**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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