



Cleveland Street, Colne,
Lancashire, BB8

Asking Price: £52,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

Cleveland Street, Colne, Lancashire, BB8
Asking Price: £52,000 Leasehold

Council Tax Band: A
EPC Rating: C

GREAT POTENTIAL! Although requiring some TLC this two bedroom mid terrace property offers fantastic potential to owner occupiers wanting to get on the property ladder, developers and BTL investors alike.

This property briefly comprises:

Lounge with entrance vestibule and kitchen/diner to the ground floor, plus TWO bedrooms and a family bathroom to the first floor.

Externally the property boasts a generous enclosed yard to the rear.

All services/appliances have not and will not be tested.

Early viewing is highly recommended.

CHAIN FREE!

Ground Floor

Lounge
10'1" (3.07) x 12'9" (3.89) (maximum into alcove reducing to 11'8" (3.56) to chimney breast)

Kitchen/Diner
13' (3.96) x 12'9" (3.89) (maximum including stairs and into alcove)

First Floor

Bedroom One
11'5" (3.48) x 13' (3.96) (maximum into alcove)

Bedroom Two
5'8" (1.73) (minimum) x 9'9" (2.97) (maximum)

Bathroom

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.

5'5" (1.65) x 5'7" (1.7) (minimum extending to 6'9" (2.06) maximum)

External
Generous enclosed rear yard with gate.

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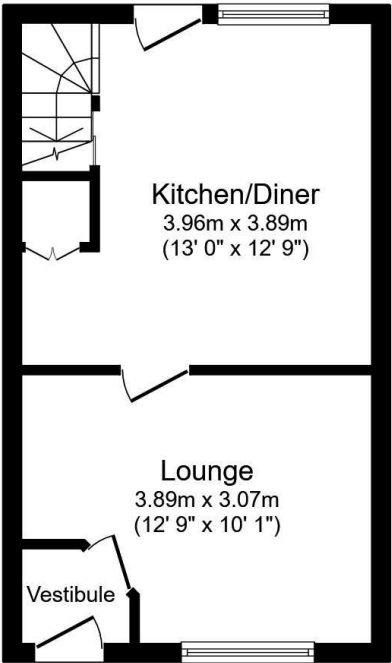
All Measurements
All Measurements are Approximate.

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

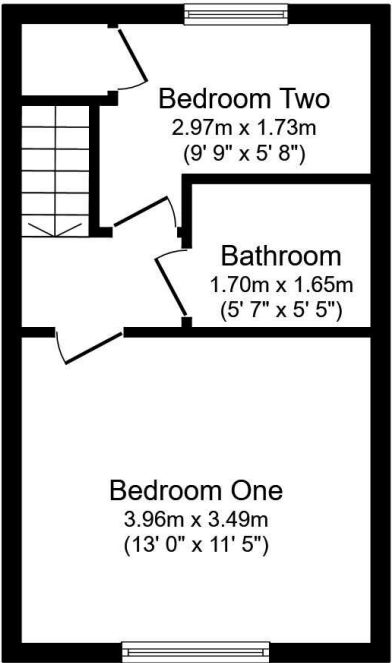
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 56.7 sq.m. (610 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



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