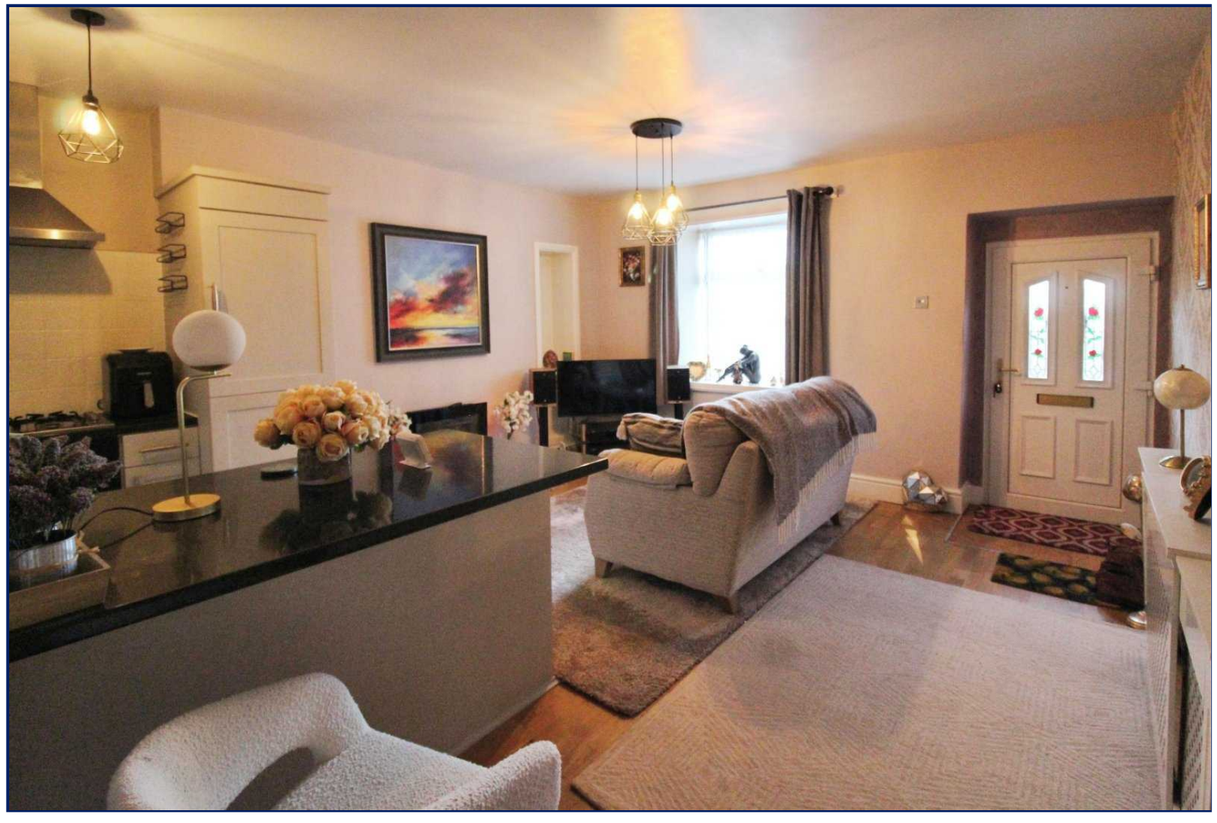
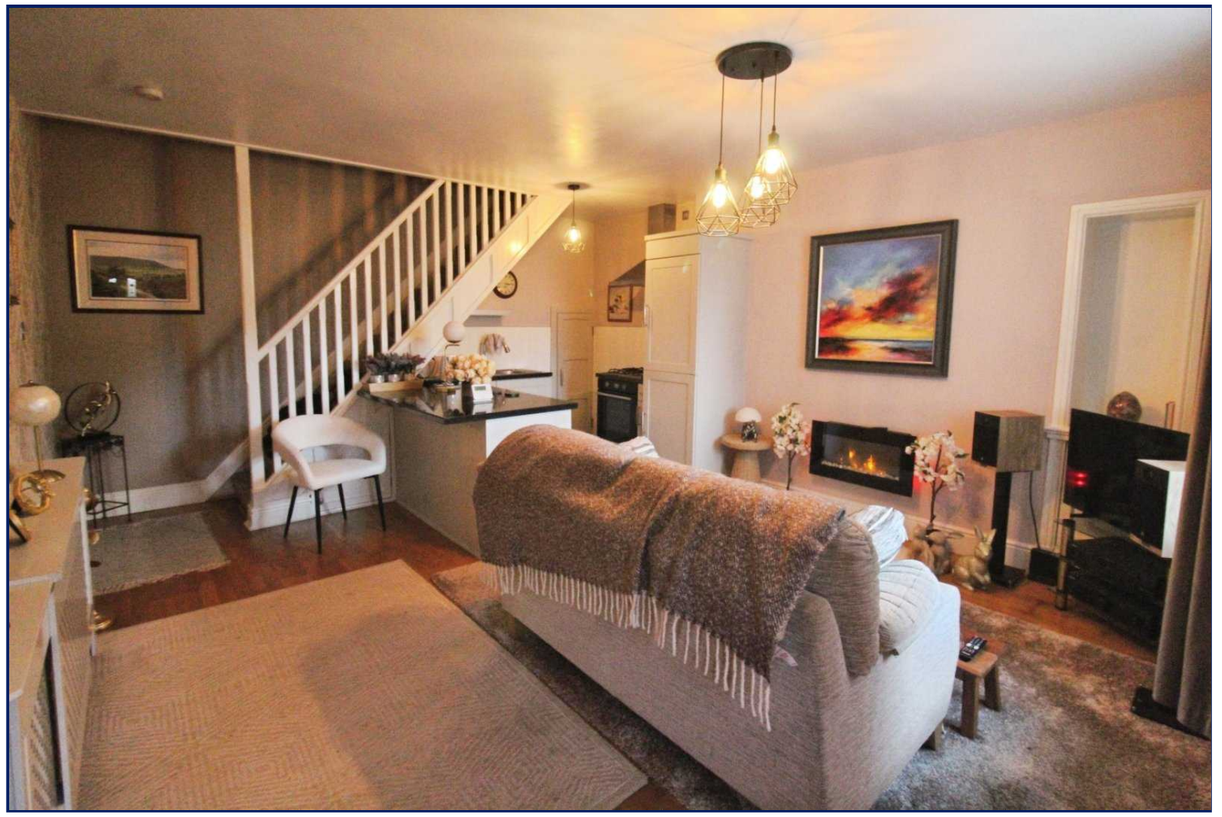


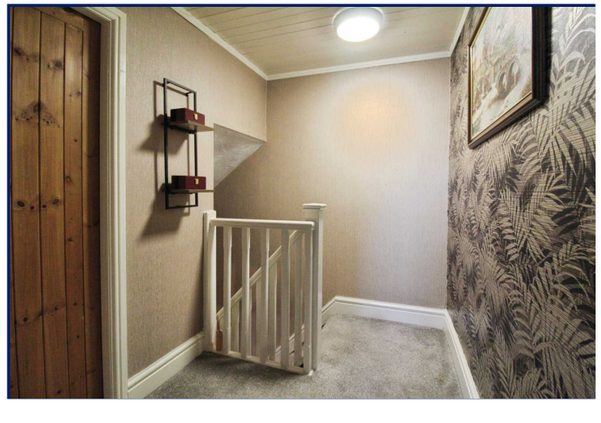


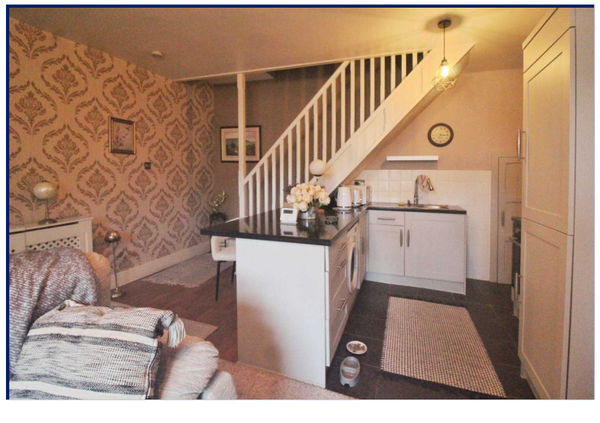












Bents, Colne, Lancashire, BB8

Asking Price: £129,950
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Bents, Colne, Lancashire, BB8
Asking Price: £129,950 Freehold

Council Tax Band: A
EPC Rating: C

A BEAUTIFULLY PRESENTED ONE BEDROOM cottage set in an idyllic semi rural hamlet on the outskirts of Colne.

A quaint cottage with traditional charm, benefiting from modern home comforts to include GCH and uPVC double glazing.

Located in a highly desirable semi rural location, this truly delightful cottage is ideally positioned for anybody looking for a countryside location whilst remaining within easy reach of Colne town centre amenities, neigbouring Pendle villages and Yorkshire border towns.

The accommodation on offer briefly comprises: Open plan lounge/kitchen living area, rear boiler/store room, generous double bedroom and bathroom.

The property is ideally suited to professional owners, first time buyers, downsizers and investors alike.

Viewing is essential in order to fully appreciate what this delightful home has to offer.

Ground Floor

Open Plan Lounge/Kitchen
17'7" x 14' (5.36m x 4.27m)
An external uPVC door leads into a beautifully presented open plan living space, the lounge area benefiting from oak laminate flooring, wall mounted electric fire, decorative wooden alcove with display shelving, radiator and uPVC double glazed window with deep window sill. The kitchen area is fitted with a contemporary range of base units, complimentary work surfaces in black with inset chrome sink unit with drainer and chrome mixer tap, integrated electric oven, separate work surface fitted gas hob with extractor over and integrated fridge freezer.

Store/Boiler Room
2'9" (0.84) (minimum and some height restriction to rear) x 6'9" (2.06) (maximum)
A useful store room to the rear of the kitchen, housing the boiler, with a uPVC double glazed window to the rear.

First Floor Landing
A spacious landing area providing access to both first floor rooms.

Bedroom
14'7" (4.45) (minimum extending to maximum over stairs to 17'7" (5.36)) x 8'9" (2.67) (maximum)
A fabulous spacious double bedroom with useful over stairs stepped storage area, spot lighting to the ceiling, radiator and uPVC double glazed window with feature deep window sill.

Bathroom
9'6" x 5'5" (2.9m x 1.65m)
Fitted with a modern three piece bathroom suite in white comprising a low level WC, pedestal hand basin and panelled bath with chrome mains shower over, tiled flooring, majority tiled elevations in white, feature fire place (no fire) with decorative facia, spot lighting to the ceiling, radiator and frosted uPVC double glazed window with deep window sill.

The Reeds Rains branch at 31 Albert Road, Colne, Lancashire BB8 0RY is operated by TJG Estates Limited which is independently owned and operated by TJG Estates Limited under a Licence from Reeds Rains Limited. TJG Estates Limited is registered within England within Company number 10619695. Registered Office: 31 Albert Road, Colne, Lancashire BB8 0RY.

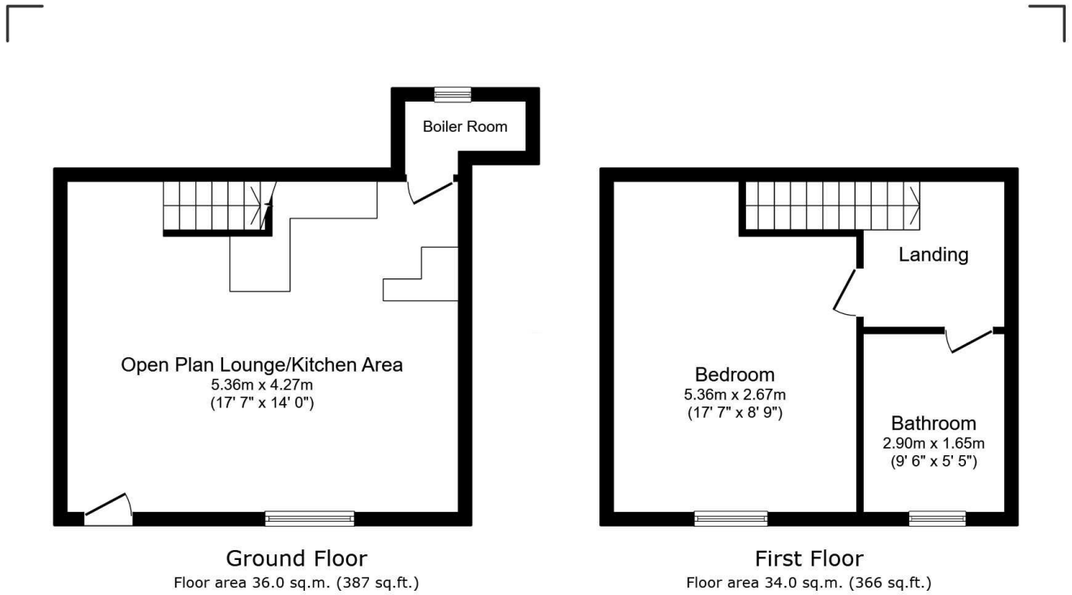
All Measurements
All Measurements are Approximate.

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: 70.0 sq.m. (753 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