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PettyTM
Real

7 Clarence Street
Colne
BB8 0PP



For Sale

- Mid-Terrace
- Two Bedrooms
- Attic Room
- Two Reception Rooms
- Well-Presented

Price £120,000

- Quiet Residential Area
- Ideal For First Time Buyers
- Buy-To_Let
- Tax Band - A
- EPC - E



A well-presented, mid-terrace property located in a quiet residential area on the outskirts of Colne. A short drive to Colne Town Centre with all the amenities on offer, Colne railway station, good schools and the M65 with links to Manchester, Preston and Blackburn. The property would be an ideal purchase for first time buyers looking to gain a foothold on the property ladder or landlords and investors looking for a buy-to-let.

Arranged over three floors, the property briefly comprises to the ground floor: an entrance lobby as you enter through the UPVC front door which in turn leads into a hallway with a staircase ascending to the first floor.

To the right and situated to the front of the property is the first of two reception rooms, boasting a large window letting in an abundance of natural light and a wood fire surround with electric fire providing an attractive focal point within the room.

To the rear is a second larger reception room, benefitting from a modern fire surround with electric fire and a useful under-stair storage cupboard.

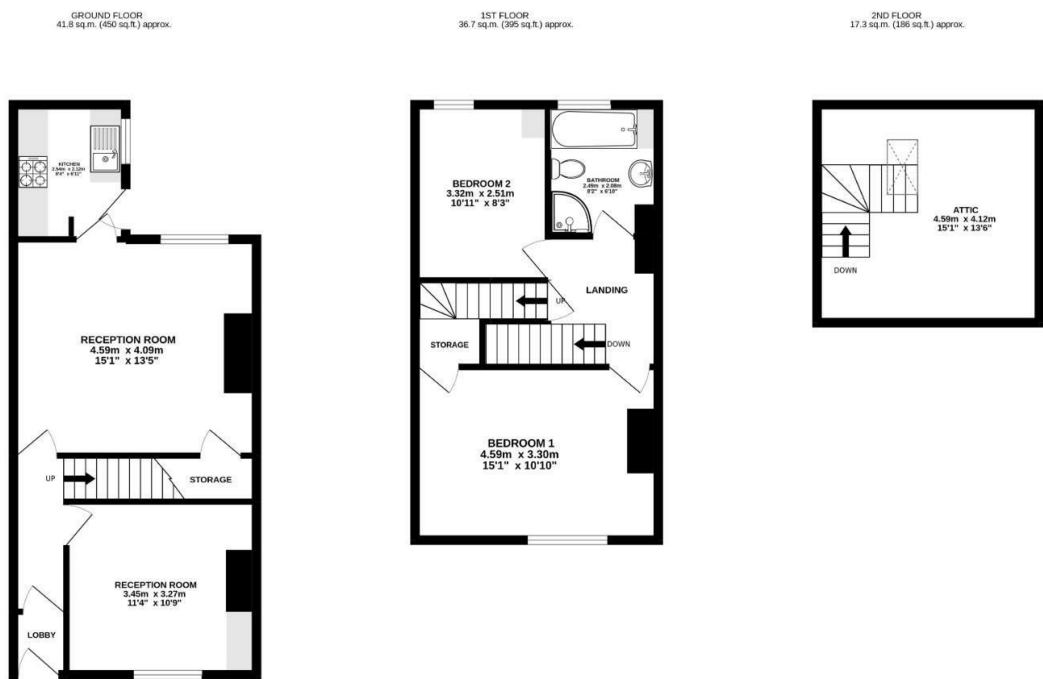
Adjoining, the extended kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, stainless steel sink, integrated oven and gas hob with overhead extractor fan.

On the first floor a central landing leads to two well-proportioned bedrooms to the front and rear of the property and a bathroom housing a four-piece suite in white comprising a low-level WC, pedestal wash basin, panelled bath and separate shower cubicle.

To the second floor is a good-sized attic room with a Velux window which could potentially make an ideal third bedroom.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a generous, enclosed yard to the rear with a stone-built outhouse/storage shed.



TOTAL FLOOR AREA: 95.8 sq.m. (1031 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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