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Real

38 Portland Street  
Colne  
BB8 0LX



For Sale

£115,000

- Popular Portland Street location in Colne
- Mid-terrace property
- Two separate reception rooms
- Modern fitted kitchen
- Two well-proportioned bedrooms

- Three-piece bathroom suite
- Bath, wash basin and WC (no shower)
- Enclosed rear yard
- Ideal first-time buy or investment opportunity
- Viewing recommended



Situated on the popular Portland Street in Colne, this mid-terrace property offers an excellent opportunity for buyers seeking a home with character and scope for improvement. Well positioned close to local amenities, schools and transport links, it will appeal to first-time buyers, downsizers and investors alike.

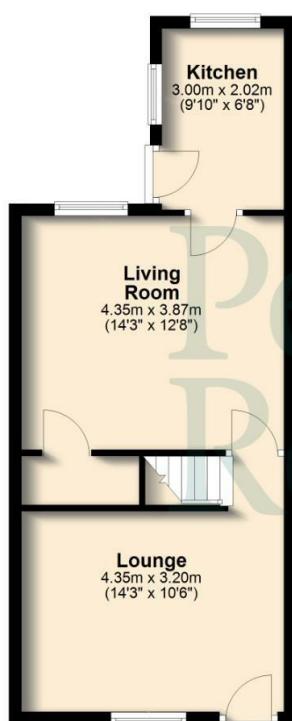
The accommodation opens directly into the front reception room, a comfortable living space with ample room for furnishings. To the rear is a second reception room, ideal as a dining room or additional sitting area, providing flexibility for modern living and everyday use.

Beyond the second reception room is a modern fitted kitchen, equipped with wall & base units and practical worktop space. The layout is functional and well arranged, with access to the rear yard, while still offering potential for further updating or personalisation to suit individual tastes.

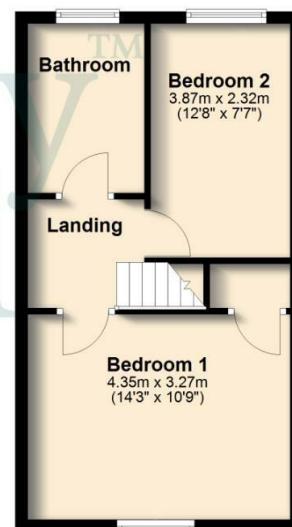
The first floor hosts two well-proportioned bedrooms, each offering good natural light and space for bedroom furniture. Completing the accommodation is a three-piece bathroom suite, comprising a panelled bath, wash basin and WC.

Externally, the property benefits from a low-maintenance rear yard, ideal for outdoor seating or storage. Although some updating is required throughout, the property offers excellent potential to create a comfortable and appealing home in a convenient Colne location.

**Ground Floor**  
Approx. 41.4 sq. metres (445.5 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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