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Real

44 Knotts Lane  
Colne  
BB8 8AD



## For Sale

- Fully modernised mid-terrace property
- Short distance away from amenities
- Two spacious reception rooms
- Modern kitchen
- Patio doors leading to rear courtyard garden

## Offers In The Region Of £125,000

- Two generous double bedrooms
- Stunning modern three-piece bathroom
- Versatile second floor attic space
- Enclosed, low-maintenance rear courtyard
- Ideal for a first time buyer



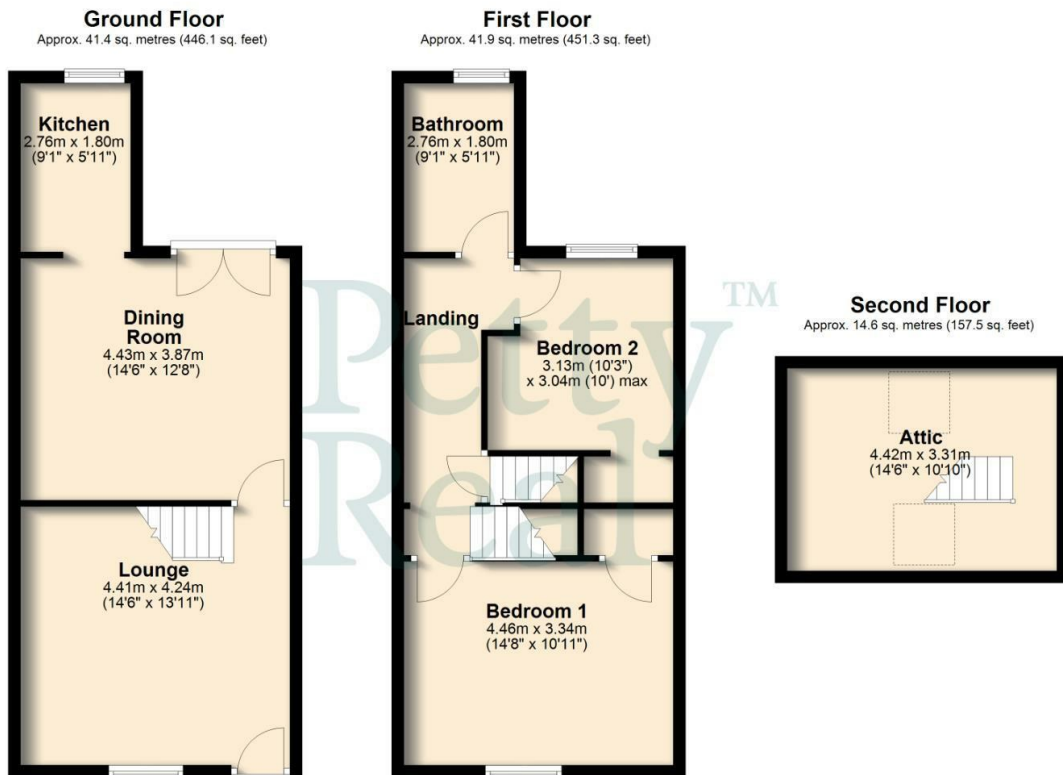
A beautifully presented and fully modernised mid-terrace home, ideally positioned on Knotts Lane in the popular town of Colne. Finished to an exceptional standard throughout, this property offers stylish, move-in-ready accommodation that will appeal to first-time buyers, professionals, or investors alike.

The ground floor provides a welcoming and versatile layout, featuring two well-proportioned reception rooms. The front lounge offers a cosy yet contemporary living space, while the rear reception room flows seamlessly into a modern fitted kitchen, creating an ideal setting for both everyday living and entertaining. Patio doors from the rear reception room open directly out into the enclosed courtyard garden, allowing for plenty of natural light and easy indoor-outdoor living.

To the first floor, the landing leads to two generous double bedrooms, both tastefully decorated and offering ample space for furnishings. Completing this level is a stunning three-piece bathroom suite, finished with modern fixtures and fittings to create a sleek and relaxing environment.

The second floor reveals a useful attic space, offering excellent versatility for use as a home office, occasional bedroom, or additional storage, subject to any necessary consents.

Externally, the property benefits from a low-maintenance enclosed courtyard garden to the rear, perfect for enjoying outdoor seating and entertaining. This is a superb opportunity to acquire a turnkey home in a convenient and well-established residential location.



Total area: approx. 98.0 sq. metres (1054.8 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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