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Real

44 Cleveland Street  
Colne  
BB8 0BD



For Sale

£70,000

- Mid terrace
- Ideal for first time buyer or landlord
- Open plan lounge and kitchen to the ground floor
- Modern, sociable living layout
- Two well-proportioned first floor bedrooms

- Three-piece shower room suite
- Enclosed rear yard providing outdoor space
- Gas central heating installed
- UPVC double glazing throughout
- Offered for sale with no onward chain



This attractive mid-terrace property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. The home benefits from a convenient location close to local amenities, transport links, and everyday essentials. Offered to the market with no onward chain, the property is ready for immediate occupation.

The ground floor provides a modern open plan layout, creating a bright and sociable living environment. The lounge flows seamlessly into the kitchen area, offering a practical space for both relaxing and entertaining. The layout maximises natural light and gives the home a spacious feel beyond its traditional terrace footprint.

To the first floor, the property offers two well-proportioned bedrooms. Both rooms provide comfortable accommodation and are suitable for a range of buyers, whether used as bedrooms, a home office, or dressing space.

The accommodation is completed by a three-piece shower room, fitted with a shower enclosure, wash basin, and WC, designed for practical and easy maintenance.

Externally, there is an enclosed rear yard providing useful outdoor space. Additional benefits include gas central heating and double glazing throughout, helping ensure comfort and energy efficiency all year round.

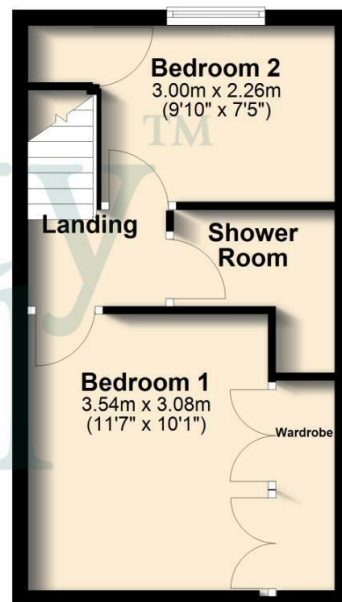
### Ground Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



### First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 57.3 sq. metres (616.5 sq. feet)

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

Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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