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37 Cleveland Street
Colne
BB8 0BD



For Sale

Price £69,950

- Mid-terrace home in a popular area of Colne
- Ideal for first-time buyers or buy-to-let investors
- Ground floor lounge with living flame gas fire and surround
- Modern kitchen
- Two bedrooms

- Three piece bathroom
- Larger-than-average rear yard
- Double glazing
- Gas fired central heating
- Available with no onward chain



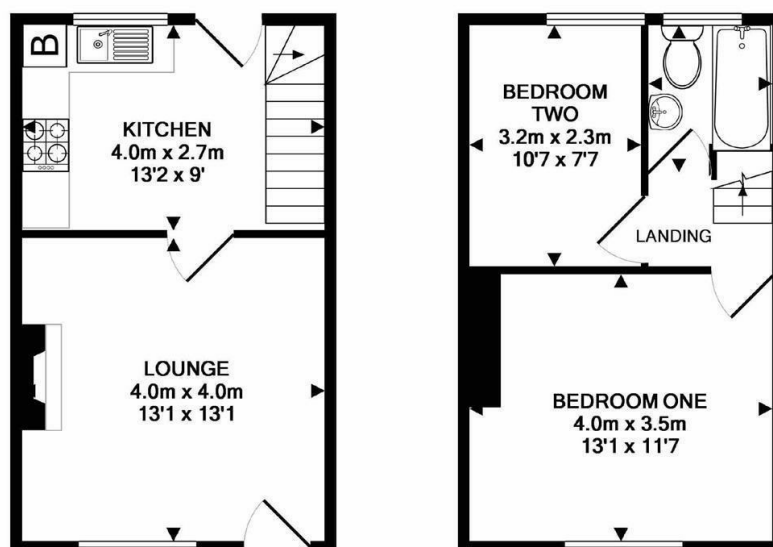
Located in a popular area of Colne, this mid-terrace home is an ideal opportunity for first-time buyers looking to get a foothold on the property ladder or for buy-to-let investors. Offering a blank canvas, this property must be viewed internally to be fully appreciated.

The accommodation on the ground floor comprises a good-sized lounge, accessed via a hardwood door, featuring a living flame gas fire with surround. The lounge leads to the kitchen area, which includes a range of wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, stainless steel sink, and plumbing for an automatic washing machine. Stairs provide access to the first floor, and a hardwood door opens to the rear yard.

On the first floor, there is a landing, two well-proportioned bedrooms, and a three-piece bathroom suite in white, comprising a bath with mixer shower attachment, WC, and wash basin.

Externally, the property benefits from a larger-than-average rear yard.

Additional features include the modern comforts of double glazing and gas-fired central heating. The property is offered with no onward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 27.0 SQ.M.
(290 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 26.2 SQ.M.
(282 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.1 SQ.M. (572 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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