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63 Colne Lane  
Colne  
BB8 0EF



For Sale

Price £90,000

- Mid-terrace
- Popular location
- Short walk from the town centre
- Hallway
- Two reception rooms

- Modern fitted kitchen
- Three bedrooms (incl attic)
- Three piece bathroom
- Forecourt to the front & yard to rear
- No chain



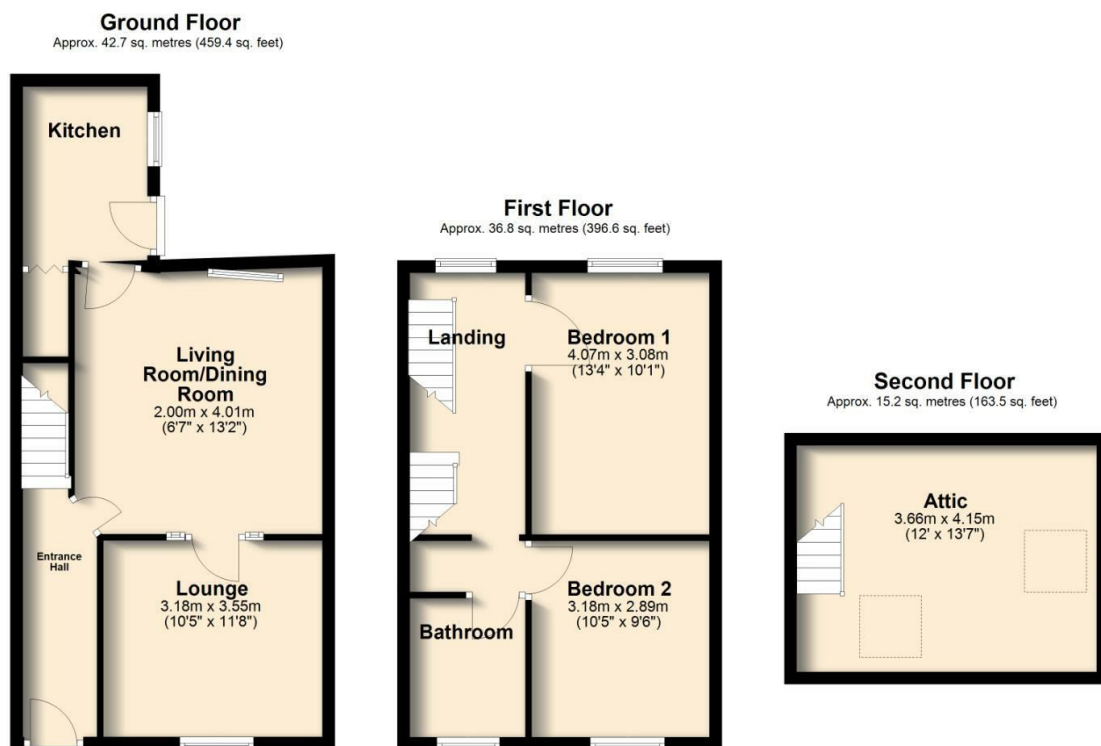
Situated in an elevated position along Colne Lane, this mid-terrace property offers well-proportioned living accommodation and would make an ideal purchase for first-time buyers or investors. Conveniently located within easy reach of Colne town centre, local amenities and transport links, the property is offered for sale with no onward chain.

To the front of the property is a large garden forecourt which enhances the property's kerb appeal and provides a pleasant outdoor seating area. Upon entering the home, you are welcomed into an entrance hallway which provides access to the main living accommodation.

The ground floor comprises a comfortable lounge positioned to the front of the property and a further larger living room. To the rear a fitted kitchen to the rear featuring a range of wall and base units with complementary work surfaces, oven & hob.

To the first floor, a central landing leads to two well-proportioned bedrooms and a three-piece bathroom suite. The layout is both practical and well suited to modern living.

A further staircase leads to the second floor where there is a spacious attic bedroom, offering flexible accommodation which could also be utilised as a home office or hobby room. Externally, to the rear is an enclosed yard, and the property is available with no onward chain.



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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