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98 Barrowford Road  
Colne  
BB8 9QW



## For Sale

£900 PCM

- Spacious three-bedroom, bay-fronted family home in a sought-after area of Colne
- Within walking distance of Alkincoats Park, ideal for outdoor leisure
- Welcoming entrance vestibule and hallway with staircase to the first floor
- Generous living room complemented by a separate dining room, perfect for entertaining

- Modern fitted kitchen with integrated appliances
- Gated forecourt to the front and an enclosed rear yard, ideal for summer use
- Deposit - £900
- EPC - D
- Council Tax -
- 01282 415111



A spacious three bedroomed, bay fronted dwelling located in a sought after area of Colne, close by to all local amenities, walking distance from Alkincoats Park and a short drive away to the M65 motorway giving easy access to Burnley, Preston, Manchester and beyond.

This family sized property has many noteworthy features and briefly comprises of: an entrance vestibule, entrance hallway with a staircase leading to the first floor / landing, a spacious living room, a family dining room which is perfect for entertaining guests and a fitted kitchen with integrated appliances.

On the first floor you will find three well proportioned bedrooms and a 3-piece bathroom suite.

Externally to the front is a gated forecourt. To the rear is an enclosed yard perfect for use during the summer months.

With the modern day comforts of uPVC double glazing throughout, an abundance of power sockets throughout the property, smoke alarms fitted in the hallway and landing and carbon monoxide detectors.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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