



20 Cragg Street, Colne, Lancashire BB8  
9AT





## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this two bedroom end of terrace property that boasts well maintained accommodation, spread across three storeys. The generous accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a three piece bathroom suite with a third sleeping area found in the loft conversion and accessed via a return staircase off the landing. Warmed by gas central heating and being Upvc double glazed throughout. The property is offered for sale with the current long standing tenant in situ with the rent set at £435pcm. All the relevant certification is in place. EPC - E. Early viewing a must!

## FEATURES

- Investment Opportunity
- Offered for sale with the current long standing tenant in situ
- Rent set at £435pcm
- All the relevant certificates are in place
- Well presented accommodation on offer
- Spread across three storeys
- One generous reception room
- Modern dining kitchen
- Two first floor bedrooms with a third sleeping area found in the left conversion
- Three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

3.2m x 3m (10' 6" x 9' 10")

#### Dining Kitchen

4.72m x 4.37m (15' 6" x 14' 4")

### First Floor

#### Bedroom One

4.72m x 3.5m (15' 6" x 11' 6")

#### Bedroom Two

2.87m x 2.22m (9' 5" x 7' 3")

#### Family Bathroom

### Loft Conversion

#### Loft Room/Third Sleeping Area

4.37m x 2.5m (14' 4" x 8' 2") max measurement

### Outside

#### Yard

### Further Information

#### Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground is £2.

There are no restrictive covenants listed on the title.

The area surrounding the property is considered to be very low risk of surface water flooding and

low risk of flooding from rivers and the sea.

According to ofcom, broadband and mobile services are offered by a number of providers and ultrafast is available.

The council tax is Band A.

