



## 18 Derby Street, Colne, Lancashire. BB8 9AA

- Offered for sale with vacant possession
- Sizeable mid terrace home
- Accommodation spread over four storeys
- Envious central location - just a short walk from Colne town centre and all its amenities
- The perfect first home
- Two generous reception rooms
- Eye catching modern kitchen
- Two first floor bedrooms
- Large bedroom found on the top storey
- Three piece shower room
- Storage basement/cellar
- Low maintenance rear yard
- Outside W/C with additional storage that has housed appliances
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Council Tax - Band A
- EPC - D
- Early viewing a must!





## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This sizeable mid terrace home occupies an enviable position within walking distance of Colne town centre, and all its amenities. The accommodation is spread over four storeys and comprises of: two generous reception rooms, an eye catching modern kitchen, two bedrooms to the first floor with the third found on the top storey, a three piece shower room and storage basement. The property is Upvc double glazed throughout, and is warmed by gas central heating - ran from a modern combination boiler. To the rear is a low maintenance yard that benefits from a two piece outside toilet suite, and a separate store room that has been used to house appliances. The perfect first home! EPC - D. Council Tax - Band A. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Modern Fitted Kitchen

### First Floor

Bedroom One

Bedroom Two

Shower Room

Loft

Bedroom Three

### Basement

Cellar

### Outside

Yard

### Further Information

#### Further Information

The property is on freehold title.

EPC - TBC

Council Tax - Band A

Mobile and Broadband coverage is offered by a number of companies, and ultrafast is available.

The property is located in an area considered low risk for surface water flooding.





# FLOORPLAN & EPC

## Derby Street, Colne, BB8 9AA

All measurements are approximate and for display purposes only.  
Total Area: 138.6 m<sup>2</sup> ... 1492 ft<sup>2</sup>

