



16 Henry Street, Colne, Lancashire BB8
8AS



PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This beautifully presented two double bedroom mid terrace home, is found just a short walk from Colne town centre and has panoramic views to the front, over to Pendle Hill. The accommodation is ideal for anyone looking for their first home, and comprises of: one welcoming reception room, an eye catching kitchen with fitted breakfast bar, fully fitted three piece bathroom suite, and two double bedrooms to the first floor. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Impressive panoramic views to the front, looking onto Pendle Hill
- Ideal for anyone looking for their first home
- Suitable for buy to let investment
- One welcoming reception room
- Modern three piece bathroom suite
- Eye catching kitchen with fitted breakfast bar
- Two first floor double bedrooms
- Warmed by gas central heating, and being Upvc double glazed throughout
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.2m x 3m (13' 9" x 9' 10")

Breakfast Kitchen

4.2m x 2.7m (13' 9" x 8' 10")

Bathroom

First Floor

Bedroom One

4m x 4.3m (13' 1" x 14' 1")

Bedroom Two

4.2m x 2.7m (13' 9" x 8' 10")

Outside

Yard

Low maintenance rear yard

Further Information

Further Information

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

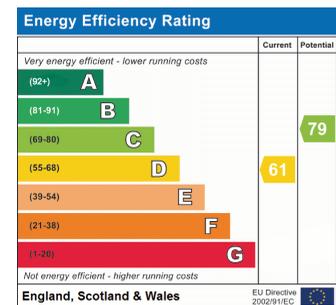
The annual ground rent is believed to be £1.05

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

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

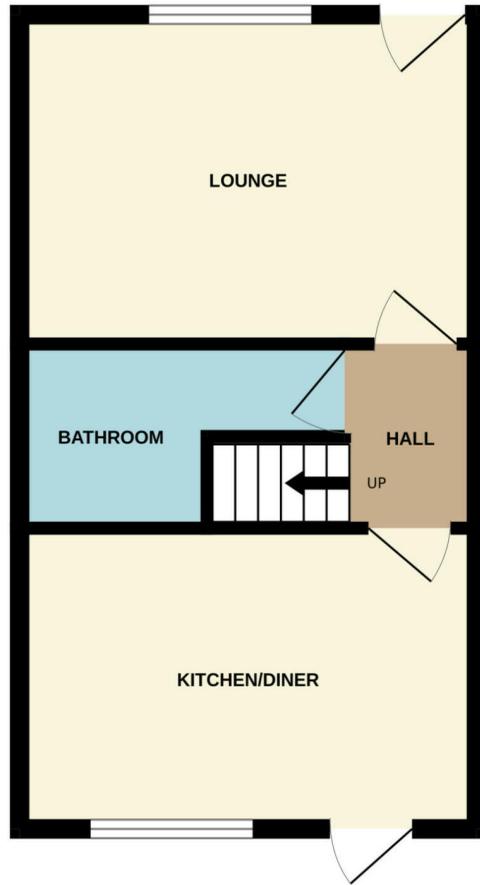
EPC - D

Council Tax - Band A

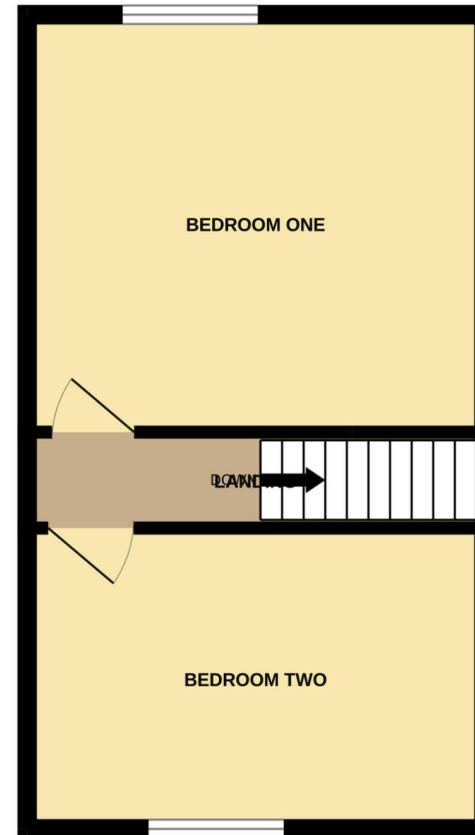


FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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