JonSimon Estate Agents

£99,995 Leasehold

60 Duke Street, Colne, Lancashire BB8 0SU

PROPERTY DESCRIPTION

!! Offered for sale with vacant possession - no onward chain !! We are delighted to offer for sale an opportunity to acquire this THREE bedroomed mid terraced property, located in the heart of popular Colne. Sure to catch the eye of anyone looking for their first home. Suitable for buy to let investment. The well presented accommodation comprises of: one welcoming reception room, a modern fitted kitchen, three well proportioned bedrooms to the first floor, and a modern three piece bathroom suite. Warmed by gas central heating, and being 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 vacant possession - no onward chain
- Ideal for anyone looking a buy to let investment
- Sure to catch of anyone looking for their first home
- Well presented accommodation on offer
- One welcoming reception room
- Modern fitted kitchen
- Three well proportioned first floor bedrooms
- Modern three piece bathroom suite
- 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
4.46m x 4.36m (14' 8" x 14' 4")

Dining Kitchen
2.94m x 4.39m (9' 8" x 14' 5")

First Floor

Bedroom One
4.5m x 2.17m (14' 9" x 7' 1")

Bedroom Two
2.94m x 2.85m (9' 8" x 9' 4")

Bedroom Three
3.56m x 2.14m (11' 8" x 7' 0")

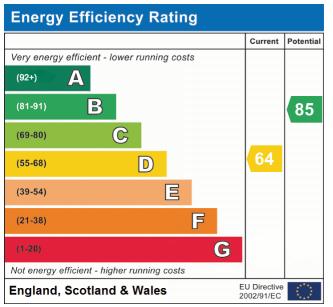
Bathroom

Outside

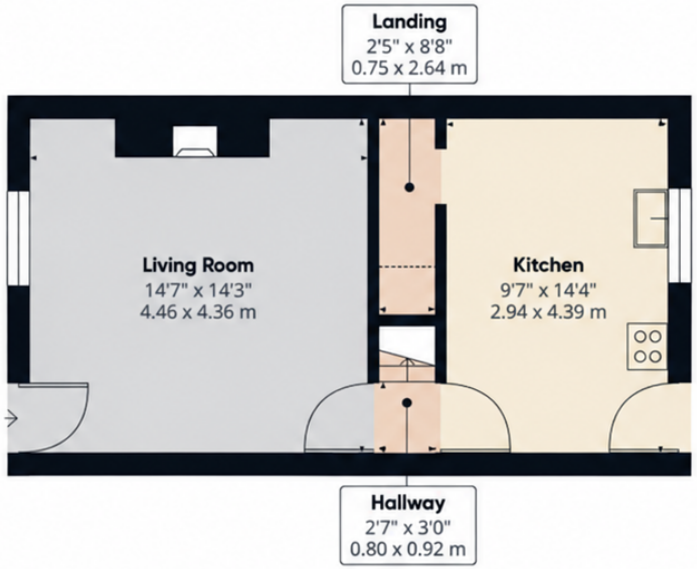
Yard

Further Information

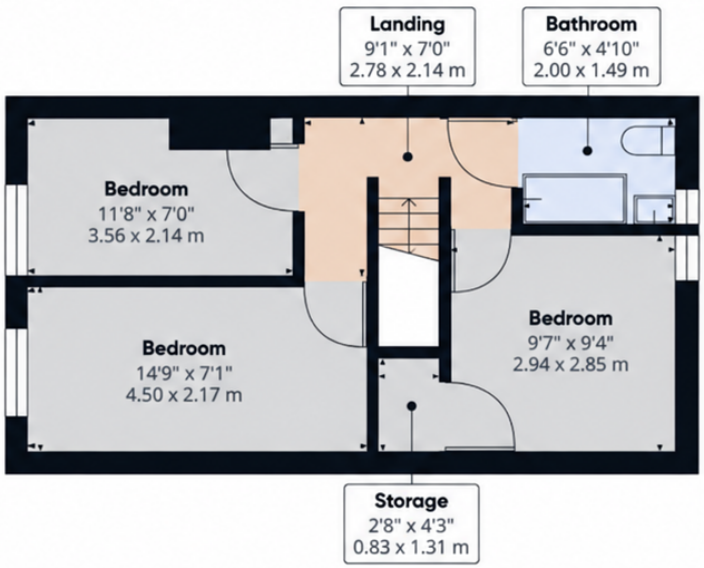
Further Information
The property is on a leasehold title, with the residue of a 999 year lease remaining.
The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.
Mobile and broadband services are offered by a number of companies, and ultrafast is available.
EPC - D
Council Tax - Band A



FLOORPLAN



Ground Floor



Floor 1

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