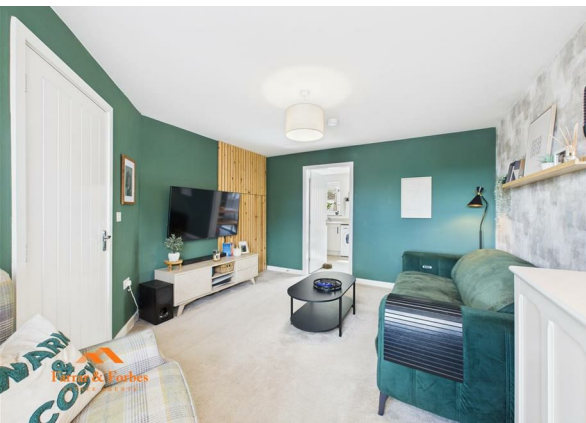


14 Tum Hill Close, Colne, BB8 8FG  
Offers over £210,000  
Council Tax Band:





Set at the top of the estate, this beautifully presented home on Tum Hill Close enjoys stunning views over Pendle Hill and the Blacko Tower. Perfect for first-time buyers, the property still has 7 years remaining on its new-build warranty.

On approach, the home boasts an elevated position with a double driveway and a charming pink composite front door. Inside, the ground floor comprises a welcoming hallway with a downstairs WC, a spacious lounge with under-stairs storage, and a modern open-plan kitchen/diner. The kitchen is fitted in a practical horseshoe arrangement with matching units and contrasting worktops, while patio doors open out to the landscaped rear garden.

The garden is ideal for entertaining, featuring stone-flagged patios, a decked seating area, a built-in BBQ station, raised lawn, and a quirky stone-built retaining wall. The space is private, not overlooked, and enjoys plenty of sunshine throughout the day.

Upstairs, there are two double bedrooms and a generously sized single, currently used as a home office. The main bedroom offers beautiful views, a storage cupboard, and a modern en-suite with quadrant shower, WC, and wash basin. Completing the first floor is a stylish family bathroom with panelled bath, WC, and wash basin.





# Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage

11a Skelton Street  
Colne  
Lancashire  
BB8 9JE  
01282 914042  
Info@farrarandforbes.co.uk

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |