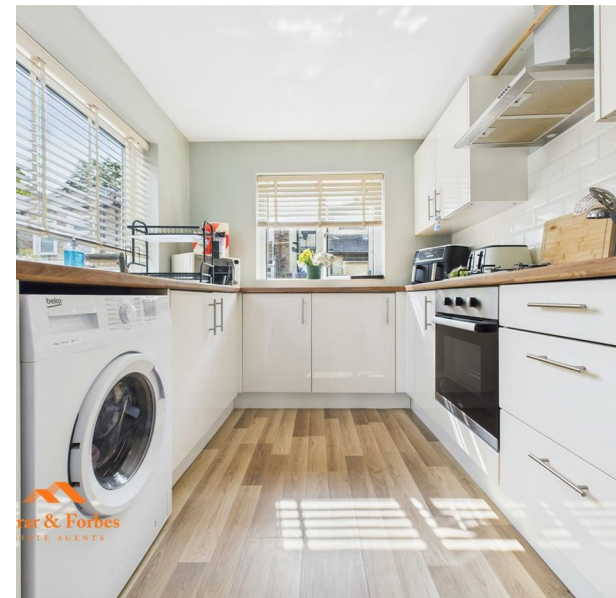


9 Hanover Street, Colne, BB8 9HD  
Offers over £120,000  
Council Tax Band: A



This well-presented mid-terrace home, featuring a paved garden forecourt, is perfect for first-time buyers looking for comfort, space, and style. Close to motorway links to Burnley, Leeds & Manchester, short distance from train stations and a shopping centres a stone throw away,

Step inside through the storm porch into a bright and neutrally decorated living room, complete with a staircase to the first floor. An open doorway leads into the spacious dining room, creating a seamless flow ideal for modern living. There's also a handy under-stairs storage cupboard for added convenience.

To the rear, the property has been extended to offer a generously sized kitchen, fitted with matching wall, base, and drawer units, contrasting worktops, and integrated appliances including an electric oven, hob, and extractor hood.

Upstairs, you'll find two bedrooms — a double and a good-sized single — along with a modern three-piece bathroom suite featuring a low-level WC, cabinet hand wash basin, and a P-shaped panelled bath with an overhead shower and stylish grey tile splashback.



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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