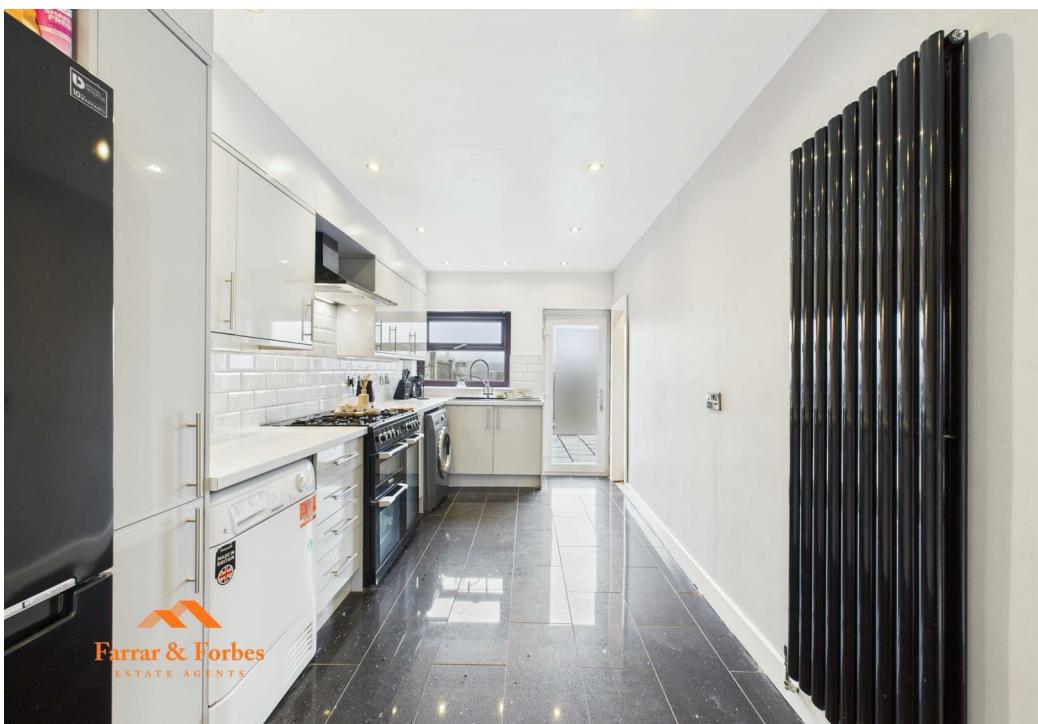
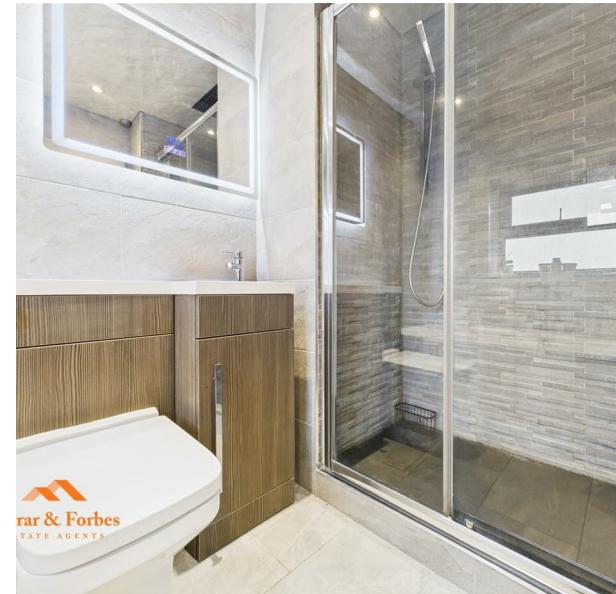


20 Birtwistle Avenue, Colne, BB8 9RS

Offers over £170,000

Council Tax Band: A



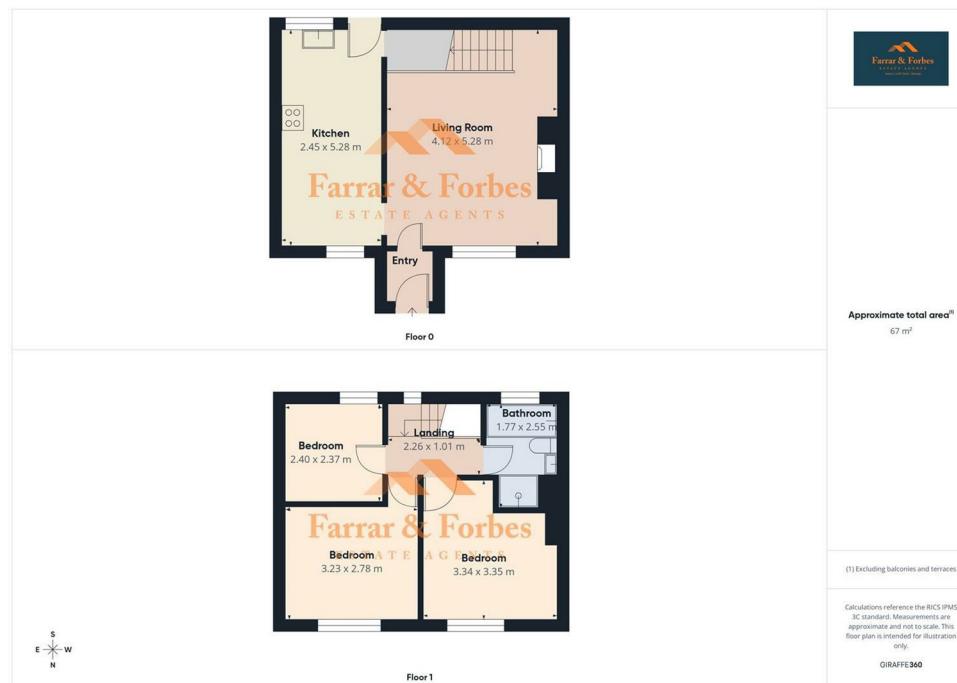
Birtwistle Avenue continues to grow in popularity thanks to its generous plot sizes and substantial homes. This highly sought-after ex-local authority property is a perfect example, offering space, style, and close to bus links, motorway links and a short distance to Holt House for parks and relaxing walks.

Approached via a tarmac double driveway with retractable security bollards, the home welcomes you through a storm porch into a spacious interior. The lounge is impressively sized, featuring a beautiful log burner with a Portuguese limestone surround, creating a warm and inviting focal point, complemented by an open staircase that enhances the sense of space.

The kitchen spans the full length of the property, finished with sleek black tiled flooring and a stunning fitted kitchen with matching wall, base, and drawer units. Contrasting work surfaces, a built-in space for a large fridge/freezer, and a range cooker complete this highly functional and stylish space. A downstairs WC, conveniently located by the back door, is fully panelled and includes a hand wash basin.

Upstairs, the property offers two generous double bedrooms and a well-proportioned single bedroom. The family bathroom is finished to a high standard with a four-piece suite, including a low-level WC, cabinet hand wash basin, walk-in rainfall shower, and a panelled bath with sleek tiled splashbacks. Added luxuries include underfloor heating and an integrated entertainment system.

To the rear, a large flagged patio steps down to a low-maintenance artificial lawn, ideal for relaxing or entertaining. The south-facing garden enjoys sunshine throughout the day and also benefits from a shed for additional storage.



1 Arcadia Market Street
Colne
Lancashire
BB8 0HX
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	