

24 Primet Heights, Colne, BB8 8EF

Price £259,950

Council Tax Band: C



Farrar & Forbes

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A lovely family home ideally positioned within walking distance of two highly sought-after high schools. This spacious and well-presented four-bedroom semi-detached property offers off-road parking, a garage, and a generous rear garden. Conveniently located close to M65 motorway links and local bus routes.

Upon approach, the home benefits from a private driveway and single garage. Inside, the welcoming entrance hall leads to a useful cloakroom/laundry room. The living room is a generous size and features a log burner, creating a warm and inviting focal point.

To the rear of the property is a bright open-plan kitchen and dining area with patio doors opening onto the garden. The kitchen is arranged in an L-shape with matching wall, base, and drawer units, offering plenty of storage and workspace. This area provides excellent potential for further extension to create an even larger family kitchen, subject to the necessary permissions. The property has recently benefited from updated windows and doors, helping to improve energy efficiency and retain heat throughout.

Upstairs, there are four well-proportioned bedrooms, all with fitted wardrobes. The main bedroom enjoys a modern three-piece en-suite comprising a low-level WC, pedestal wash basin, and quadrant shower. The family bathroom has been recently updated and features a contemporary three-piece white suite, including a low-level WC, pedestal wash basin, and panelled bath with complementary tiled splashbacks.



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	