

22 Walton Street, Colne, BB8 0EN

Price £95,000

Council Tax Band: A



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An excellent opportunity to add your own stamp, this extended mid-terrace property is ideally suited to first-time buyers or investors alike. Conveniently positioned close to Colne Town Centre, local shops and with easy access to the M65.

Approached via a flagged front courtyard, the property opens into an entrance hallway. To the front is a lounge which has previously been used as a salon and includes a water supply for a salon chair; this can be easily removed with minimal redecoration required. To the rear, the dining room benefits from useful understairs storage and features a log burner, creating a warm and attractive focal point.

The kitchen has been extended across the full width of the property and is fitted in a U-shaped arrangement, providing ample worktop and storage space, with room for a dining table.

To the first floor are two generously sized double bedrooms. The landing leads to a spacious bathroom comprising a low-level WC, pedestal wash hand basin and a panelled bath with overhead shower.



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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	