

1 Barcroft Street, Colne, BB8 9PZ  
Offers over £260,000  
Council Tax Band: C





This charming three-bedroom semi-detached property boasts an enviable location close to Alkincoates Park. Situated conveniently near motorway links and just a short distance from Barrowford, it offers a perfect blend of accessibility and suburban comfort.

Upon entering, you're greeted by a welcoming hallway leading to the first floor, The living room exudes warmth and coziness with its gas fire, creating the perfect focal point. An open layout seamlessly connects it to the rear dining room, creating an inviting space for entertaining guests or simply unwinding with family. Through patio doors, you'll discover access to a rear patio & garden.

Adjacent to the dining room lies the kitchen, presenting a canvas ideal for transformation into an extraordinary kitchen/diner. Currently equipped with matching wall, base, and drawer units, complemented by contrasting work surfaces and a convenient breakfast bar. Under the stairs is another WC and hand wash basin.

Ascending to the first floor, you'll find two generously proportioned double bedrooms, Additionally, a generously sized single bedroom with a built-in bed and storage underneath offers versatility and functionality. The bathroom features a practical three-piece suite comprising a low-level WC, hand wash basin, and a bath with an overhead shower.

The garden to the rear is an amazing space for the family. The patio wraps around the side and rear with steps up into the garden and flower beds. There is a single detached garage that can be used for parking or additional storage space.

The property occupies a substantial corner plot, offering ample space for potential expansion. With the rare opportunity to extend not only at the rear but also at the side, there's boundless potential to elevate this residence into a spacious family haven boasting four to five bedrooms. Whether you're envisioning additional living space, a home office, or a play area for children, the possibilities are limited only by imagination.



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