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For  
Sale



6 Cragg Street  
Colne BB8 9AT

£89,950



Located in a popular established residential area on the doorstep of local Schools and amenities as well as the trendy bars and bistros offered on Albert Road, this spacious mid terrace dwelling presents an ideal purchase for first time buyers to gain a foothold on the property ladder. The accommodation is arranged over two floors and comprises on the ground floor an entrance hallway, two good sized reception rooms and separate modern fitted kitchen. To the first floor are two excellent sized double bedrooms and a three piece modern bathroom suite in white. Externally to the front is permit parking and a garden forecourt and to the rear is a larger than average courtyard garden. The property benefits from the modern day comforts of double glazing and gas fired central heating and there is no onward chain.

### Key Features:

- Spacious mid terrace house
- Ideal for FTB
- Open plan fitted kitchen
- 3-Piece modern bathroom
- Private rear courtyard garden
- Close to trendy bars & restaurants
- Lounge & living room
- 2 Excellent sized double bedrooms
- Garden forecourt & permit parking
- GFCH & DG

Tenure: Leasehold  
EPC Rating: E  
Council Tax Band: A

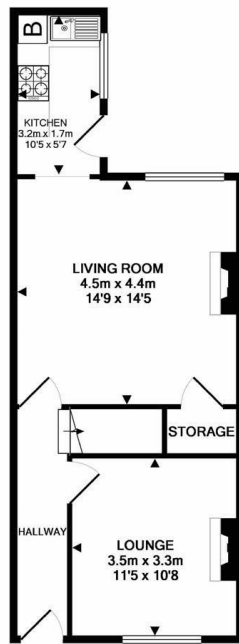


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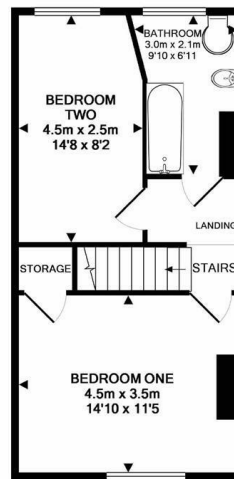


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## 2 BEDROOM House - Terraced



GROUND FLOOR  
APPROX. FLOOR  
AREA 43.7 SQ.M.  
(470 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.3 SQ.M.  
(401 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.9 SQ.M. (871 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Main Description:

Located in an established and popular residential area of Colne on the doorstep of local amenities and Schools as well as the trendy bars and restaurants offered on Albert Road, this spacious mid terrace dwelling presents an ideal purchase for first time buyers to gain a foothold on the property ladder and offers no onward chain.

The spacious living accommodation is arranged over two floors and comprises on the ground floor an entrance hallway with stairs providing access to the first floor, lounge, second larger living room with living flame gas fire and surround and under stairs storage cupboard and which is open plan to a separate modern fitted kitchen. The kitchen houses an extensive range of matching wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, stainless steel sink unit, plumbing for automatic washing machine and hardwood door leading to the rear courtyard garden.

To the first floor is a landing, two excellent sized double bedrooms and three piece modern bathroom suite in white comprising bath with mixer shower over, wc and wash basin.

Externally to the front is a garden forecourt and permit parking and to the rear is a private enclosed courtyard garden.

The property benefits from the modern day comforts of double glazing and gas fired central heating and internal viewing is recommended.

\*\*\* Looking for a buy-to-let investment or looking to let your own property?  
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property