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For  
Sale



6 Milford Street  
Colne BB8 9QH

£129,950



\*\*\* ATTENTION FIRST TIME BUYERS AND DOWNSIZERS \*\*\* An opportunity to purchase a recently modernised bay fronted mid terrace dwelling situated in the established and sought after Alkincoats district of Colne within walking distance of Alkincoats Park and easy access to the M65 leading to the national motorway network as well as Pendle Leisure Centre and Colne train station. The accommodation briefly comprises on the

### Key Features:

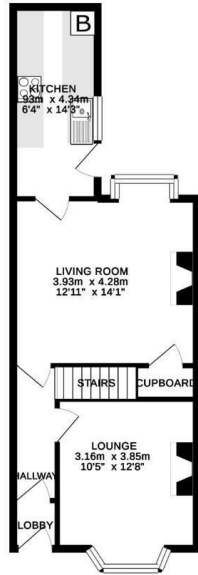
- Bay fronted mid terrace
- Excellent for FTB or downsizer
- 2 Reception rooms
- 2 Bedrooms
- Attic room
- Recently modernised
- Popular Alkincoats district
- Newly fitted modern kitchen
- Newly fitted 3-piece bathroom
- GFCH & UPVC DG

Tenure:  
EPC Rating: E  
Council Tax Band: A



# 2 BEDROOM House - Terraced

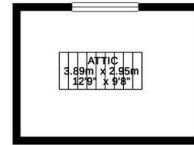
GROUND FLOOR 42.7 sq. m.  
(460 sq. ft.)



1ST FLOOR 33.1 sq. m.  
(357 sq. ft.)



2ND FLOOR 12.6 sq. m.  
(136 sq. ft.)



TOTAL FLOOR AREA: 88.5 sq. m. (953 sq. ft.) approx.

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

A newly modernised bay fronted mid terrace dwelling situated in the popular Alkincoats district of Colne with newly installed kitchen and bathroom perfect for a first time buyer or downsizer.



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