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12 Higgin Street
Colne
BB8 9AX



For Sale

£675 PCM

- Located in an established area of Colne
- Attractive three bedroom terraced house
- Gas fired central heating
- Within walking distance of bars, bistros and cafes
- Two reception rooms

- Separate modern fitted kitchen
- Council Tax: A
- EPC: D
- Deposit £675
- No Smokers



Located in an convenient and established residential area of Colne on the doorstep of local schools as well as having easy access to the M65 and national motorway network, this modern bay fronted mid terrace dwelling provides good sized living accommodation.

The accommodation briefly comprises on the ground floor a hallway accessed via UPVC double glazed door with stairs providing access to the first floor accommodation, good sized lounge with recently installed multi fuel stove. There is a second reception which has a modern living flame gas fire.

The kitchen houses an excellent range of fitted modern wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, dishwasher, plumbing for automatic washing machine, stainless steel sink unit, wall mounted gas fired combination boiler and UPVC double glazed door leading to the rear yard.

To the first floor is a landing, spacious double bedroom to the front with storage cupboard, good sized second double bedroom to the rear and a spacious four modern piece bathroom suite comprises of bath, corner shower unit with mixer shower, low level wc, vanity sink unit. To the second floor is a useful attic third bedroom.

Externally to the front of the property is a garden forecourt and to the rear is a larger than average yard with paved patio area.

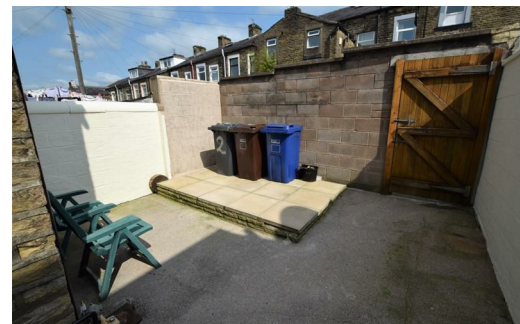
The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

Our initial tenancy agreements are for 6 or 12 months.

No Smokers



Total area: approx. 1254.9 sq. feet



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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