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13 New Oxford Street
Colne
BB8 9LQ



For Sale

Price £87,000

- Mid-Terrace
- Two Bedrooms
- Popular Location
- Close To Local Amenities
- Gas Central Heating

- UPVC Double Glazing
- Ideal For First Time Buyers
- Buy-To-Let
- Tax Band - A



Presenting a fabulous opportunity for first time buyers to gain a foothold on the property ladder or alternatively an investment opportunity for landlords.

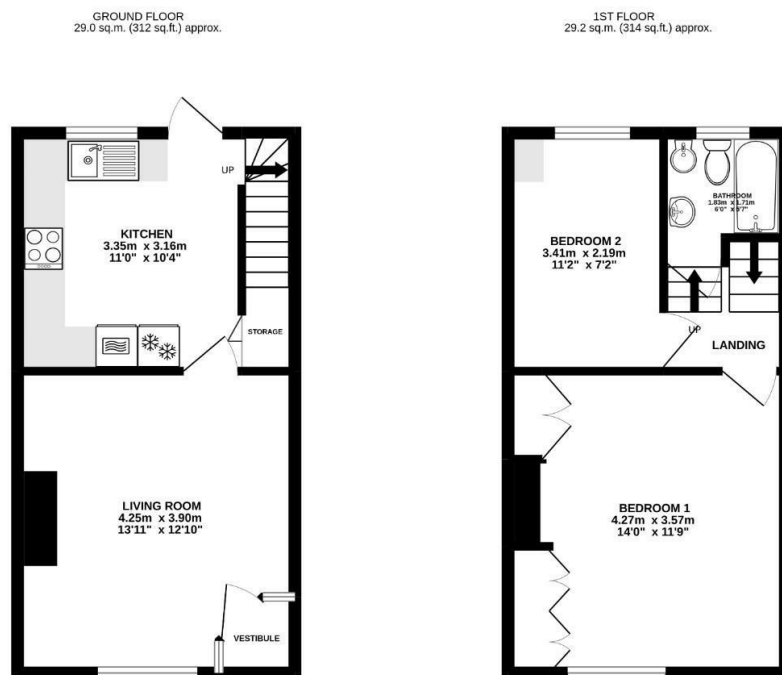
A traditional garden fronted, stone built, mid-terrace property which occupies a popular residential location being within comfortable walking distance of Colne town centre and local amenities and Sainsburys Supermarket.

The accommodation itself comprises on the ground floor, an entrance vestibule with stained glass windows leading to a well proportioned lounge with a modern gas fire providing an attractive focal point within the room. To the rear is a pleasant, fully fitted kitchen housing a range of matching wall, base and drawer units with solid wood fronts and co-ordinating working surfaces, integrated double oven, electric hob, single drainer recessed sink, fridge/freezer, plumbing for an automatic washing machine and a useful under stair storage cupboard.

To the first floor is a central landing with access to the master bedroom set to the front of the property, boasting large, fitted wardrobes and a spacious single bedroom to the rear. The bathroom houses a four piece suite in white comprising a low level WC, bidet, pedestal wash basin and panelled bath with overhead shower.

Externally, to the front of the property is a garden forecourt with natural stone boundary walling and to the rear is a larger than average enclosed paved yard and a stone-built shed. The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating.

Viewing is absolutely imperative for the property to be fully appreciated.



TOTAL FLOOR AREA - 58.2 sq.m. (627 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statements. This plan is for illustrative purposes only and should be used as a guide for 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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