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Real

16 Dickson Street  
Colne  
BB8 9LU



## For Sale

- Terrace House
- Large Lounge
- Modern Kitchen
- Two Bedrooms
- Spacious Garden

## Offers Over £80,000

- Near To Transport Links
- Close To Amenities
- Chain Free
- Tax Band A
- Viewings Recommended



**\*\*CHAIN FREE\*\***

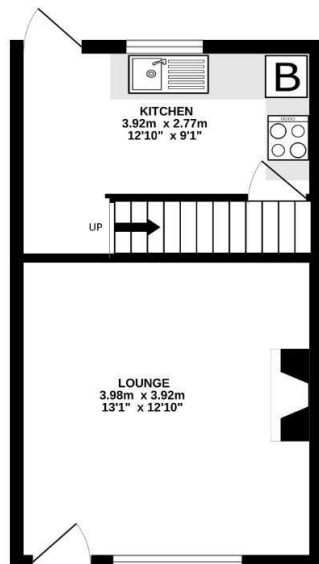
This is a fantastic opportunity to own a two-bedroom mid-terrace house full of charm and character. Located in the popular area of Colne, close to schools, local amenities, and transport links. This house would be perfect for first-time buyers or growing families.

The property is split over two floors. The ground floor includes one large lounge, with a built-in fireplace, and a spacious kitchen. The modern kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, an integrated oven with an extractor fan, and a cream tiled splashback. There is also under-stairs storage.

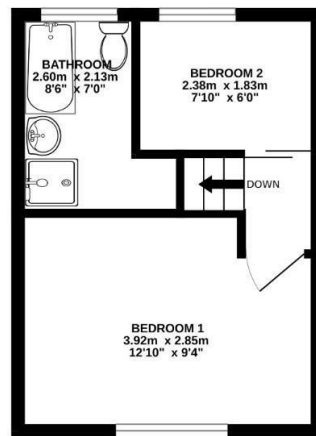
The first floor includes two bedrooms and a bathroom. The bathroom comprises a three-white piece suite, full basin, a panelled bath, and low-level W.C. The bathroom also includes a walk-in shower.

To the rear of the property is an enclosed yard. The entire property benefits from the modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!

GROUND FLOOR  
25.9 sq.m. (278 sq.ft.) approx.



1ST FLOOR  
21.4 sq.m. (230 sq.ft.) approx.



TOTAL FLOOR AREA: 47.2 sq.m. (508 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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