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13 Calder Street  
Colne  
BB8 0DG



## For Sale

Price £150,000

- Spacious mid terrace
- Popular location
- Ideal for a growing family
- Lounge
- Dining room

- Separate kitchen & utility room
- Four bedrooms
- Bathroom & ensuite
- Yard to the rear
- No chain



The property is conveniently situated in Colne, offering easy access to local amenities, dining options, and schools. Its central location makes it an attractive choice for first time buyers or growing families. This three-story terraced property boasts four bedrooms, providing ample space for a family or individuals who desire extra room. The layout is designed for comfortable living and includes a range of versatile spaces.

The entrance vestibule sets the tone for the property and provides a welcoming and organized entry point. The lounge is sizeable and connects to the second reception room through double doors. This layout provides flexibility for various uses, such as a living room and a formal dining area. The second reception room leads to a fitted kitchen, which is a practical and essential space in any home.

There are four bedrooms distributed across the first and second floors. One of these bedrooms even has a walk-in wardrobe, adding a touch of luxury and convenience. The bathroom houses a modern three piece suite in white. To the second floor is a double bedroom with en suite facilities. This is a desirable feature and provides privacy and convenience for the occupants. The highlight of the property is its enviable views, particularly from the second-floor bedroom.

External Spaces: The property offers both a fully enclosed yard with a utility room in an outbuilding and a courtyard to the front



Total area: approx. 135.6 sq. metres (1459.2 sq. feet)



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