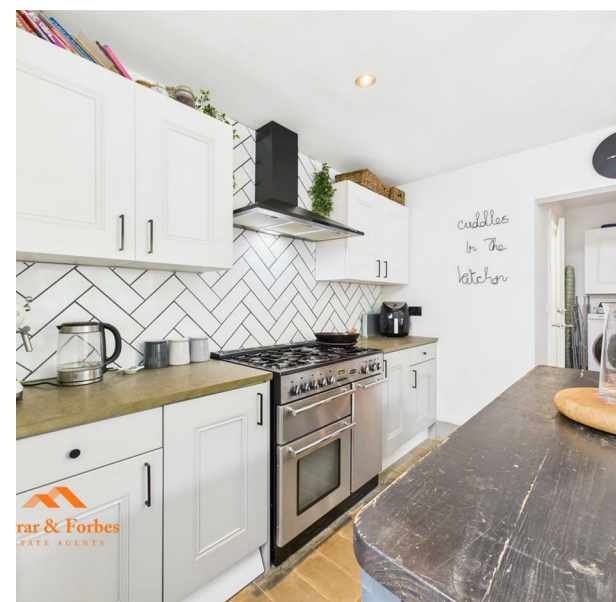


42 Milford Street, Colne, BB8 9QH
Offers over £200,000
Council Tax Band: B



This extended four-bedroom mid-terrace home offers an abundance of space, perfect for first-time buyers or growing families. Situated in a highly desirable area near Alkincoates Park and scenic countryside walks, it also benefits from convenient motorway links for commuters.

The property is set back from the road, featuring a welcoming front garden with decking. Inside, the entrance hallway leads into a spacious open-plan living and dining area. The living room boasts a charming multi-fuel burner, while the dining area showcases beautifully restored mill wood flooring, adding warmth and character.

The galley kitchen is both stylish and functional, fitted with matching wall, base, and drawer units complemented by contrasting worktops and a central island for ample preparation space. A standout feature is the impressive range cooker. At the rear, a practical utility room includes plumbing for a washing machine, along with a modern shower room featuring a walk-in shower, cabinet-mounted hand basin, and low-level WC, accented by contemporary turquoise tile splashbacks.

A valuable addition to the ground floor is a fourth bedroom—ideal for teenagers or individuals requiring easy access on a single level.

Upstairs, the home offers two generous double bedrooms and a spacious single room. The family bathroom is fitted with a three-piece suite, including a low-level WC, cabinet hand basin, and a P-shaped bath with an overhead shower, glass screen, cream tile splashbacks, and a stylish patterned grey feature wall.

The loft has been partially boarded and includes a Velux window, offering the potential for conversion—perhaps a dormer extension, subject to planning.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 