

28 Talbot Street, Colne, BB8 9HB

Price £119,950

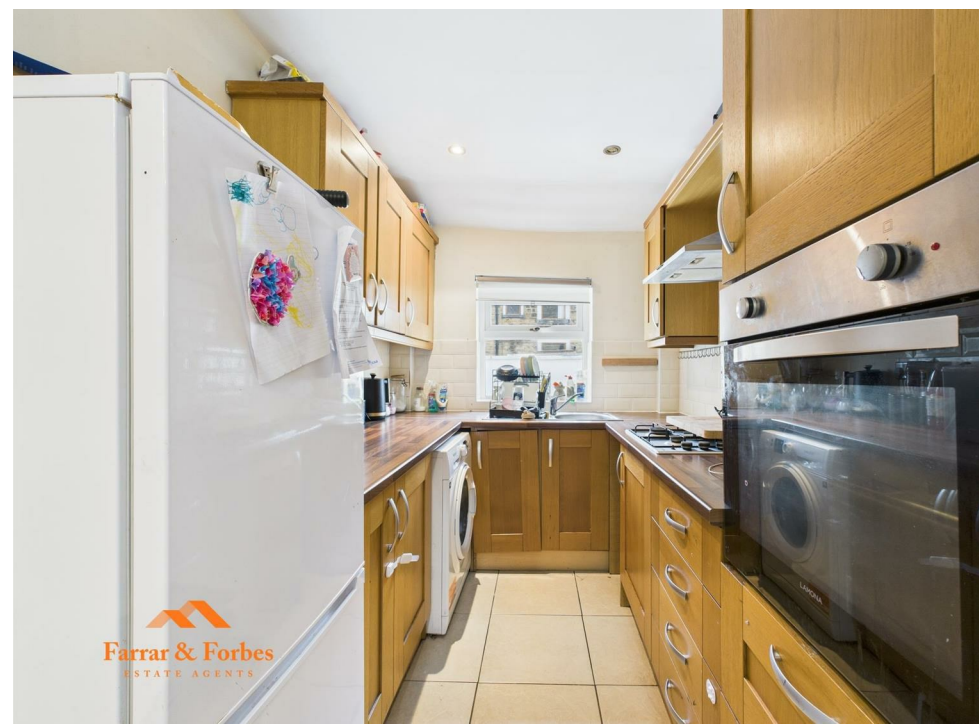
Council Tax Band:



Farrar & Forbes

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Located on the ever-popular Talbot Street, this delightful two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers or investors, with a tenant currently in situ paying £700 PCM.

Set in an elevated position, the property features a storm porch ideal for coats and shoes, leading into a spacious lounge. The bay window allows plenty of natural light to fill the room, while the electric fire creates a warm and inviting focal point.

To the rear, the property boasts an impressive open-plan kitchen and dining area. The kitchen is arranged in a practical horseshoe layout and is fitted with matching wall, base, and drawer units, as well as an integrated electric oven and gas hob. Patio doors open out to the rear yard, providing a pleasant outdoor space.

Upstairs, there are two bedrooms – a generous double and a well-proportioned single with a built-in storage cupboard. The accommodation is completed by a three-piece family bathroom, comprising a low-level WC, pedestal hand wash basin, and a panelled bath with an overhead shower.

Talbot Street is a fantastic family-friendly location, known for its welcoming community atmosphere, with children playing out and Holt House just a short walk away.



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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 