

30 Sefton Street, Colne, BB8 0QP

Price £170,000

Council Tax Band:



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A three-bedroom end-terrace family home, ideally positioned close to Park Primary School and within easy reach of the town centre. The property also enjoys scenic riverside walks leading to Boulgrove Nature Reserve.

The accommodation begins with a storm porch, providing practical space for coats and shoes, which opens into a welcoming hallway. From here, you enter the living room, featuring a gas fire with an attractive decorative surround, creating a warm and inviting focal point.

To the rear is a recently updated kitchen-diner, fitted in a practical U-shaped layout with matching wall, base, and drawer units, along with an integrated oven. There is ample room for a dining table, ideal for family meals and entertaining, as well as useful under-stairs storage.

Upstairs, the property offers two double bedrooms, both benefiting from fitted wardrobes, along with a third single bedroom. The modern family bathroom comprises a low-level WC, pedestal hand wash basin, and a walk-in shower with a rainfall-style shower head.

Externally, the front of the property has been converted to provide off-road parking, while a detached garage sits to the rear. The garage has been partially converted into a home office, offering flexible space ideal for remote working.



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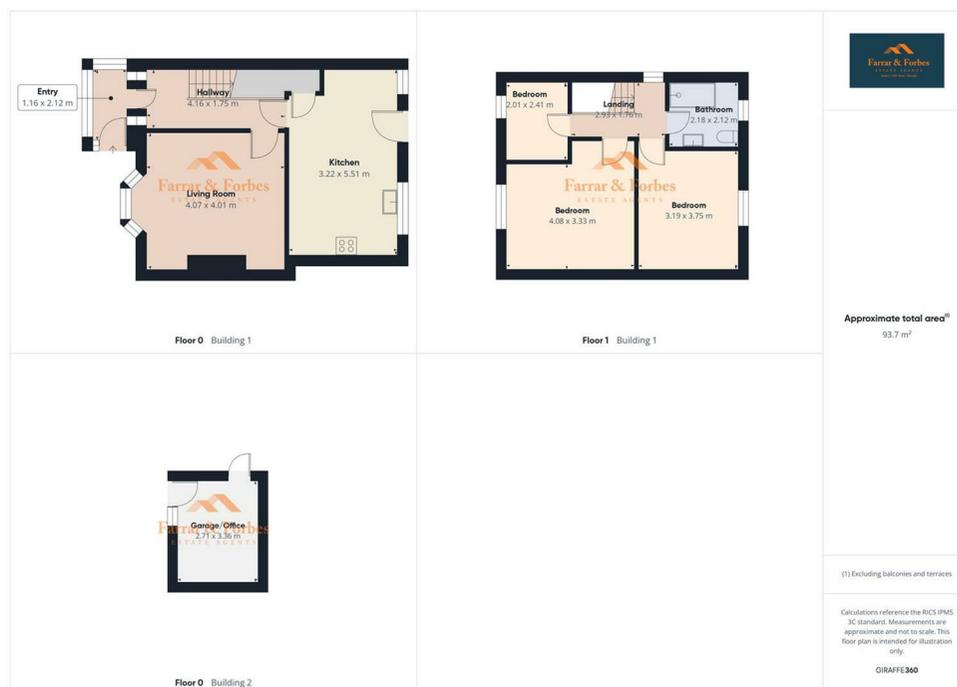
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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