



49 Ruskin Avenue, Colne

Colne

£149,950



## 49 Ruskin Avenue

Colne, Colne

Three-bedroom mid-terrace home is set back from the road, featuring a pleasant front garden and located on the sought-after Ruskin Avenue. Ideally positioned, the property is within close proximity to Alkincoates Park, a short walk to Lord Street and Sacred Heart Primary Schools, and offers convenient access to the M65 motorway links.

Upon entering, you are welcomed by a practical storm porch—perfect for storing coats and shoes—leading into a well-presented interior that has been thoughtfully renovated over the years.

The cosy lounge benefits from useful downstairs storage and is enhanced by a feature log burner set on a timber hearth.

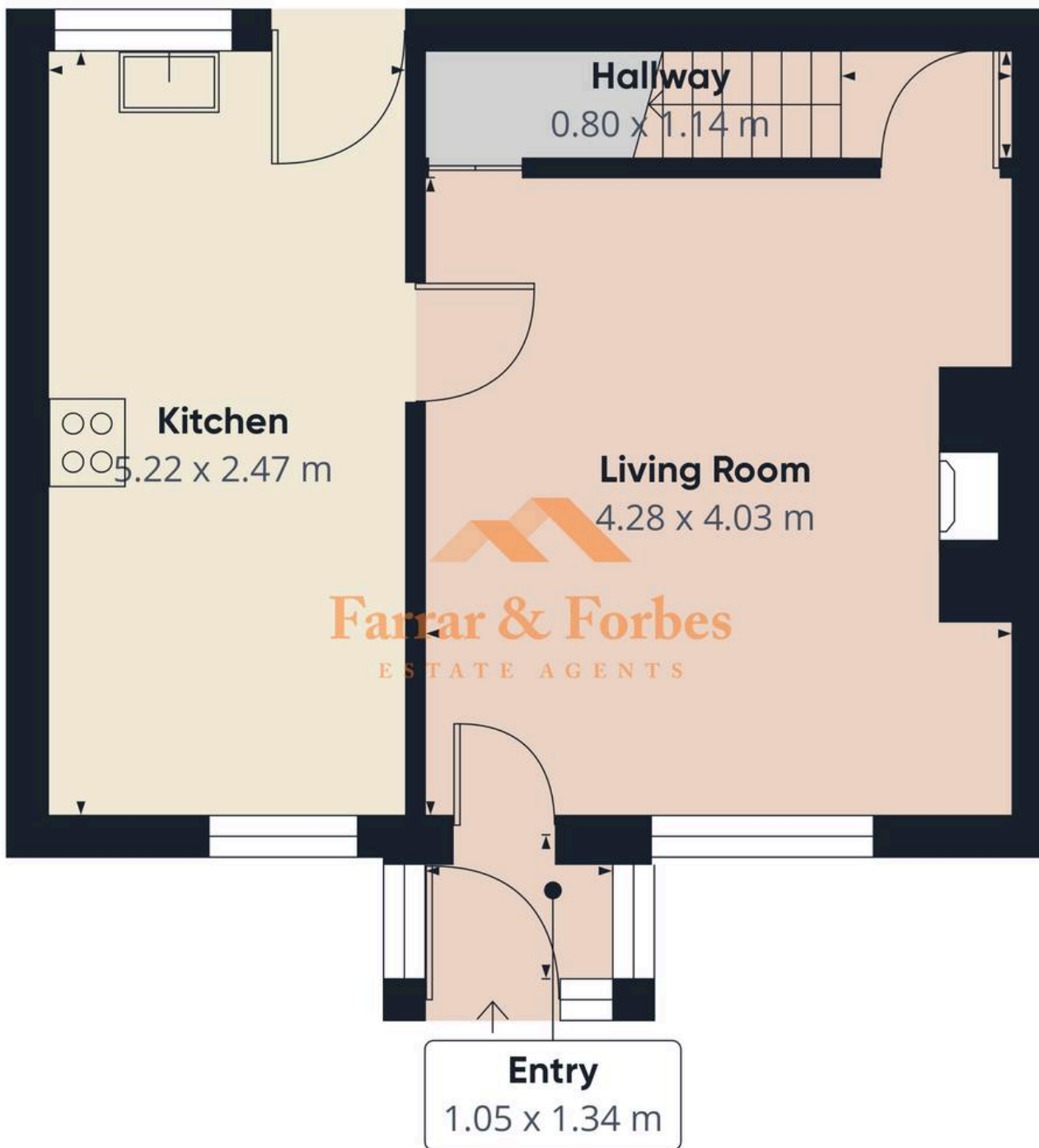
To the rear, the modern kitchen is fitted with sleek grey gloss units on both sides, complemented by matching wall and drawer units and contrasting work surfaces. A Belfast sink and range cooker serve as the focal points, complete with stylish tiled splashbacks. The kitchen also provides direct access to the rear garden.

Outside, the garden offers a lovely patio seating area, a well-maintained lawn, and attractive flower beds running along the side. A stone pathway leads to a useful storage shed at the rear.

Upstairs, the property comprises two spacious double bedrooms and a generously sized single bedroom. The main bedroom benefits from fitted wardrobes. The family bathroom is fitted with a contemporary three-piece suite, including a low-level WC, vanity hand wash basin, and a P-shaped bath with a glass shower screen, finished with modern grey tiled splashbacks.

- Lounge With Log Burner
- Front & Back Garden
- Modern Fitted Kitchen With Range Cooker
- Three Bedrooms
- Bathroom with Bathtub & Overhead Shower
- Patio & Lawned Garden with Storage Shed





Floor 0

Approximate total area<sup>(1)</sup>  
34.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Farrar & Forbes Estate Agents

Colne E-Cigs, 1 Arcadia - BB8 0HX

01282914042

[info@farrarandforbes.co.uk](mailto:info@farrarandforbes.co.uk)

[farrarandforbes.co.uk/](http://farrarandforbes.co.uk/)