



8 Lark Street, Colne

Colne

Farrar & Forbes

£125,000



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Nestled on a quiet, cobbled street, this lovely two-bedroom mid-terraced house offers an inviting blend of character and modern comfort, ideal for first-time buyers, downsizers, or investors seeking a well-located home. Short drive to the M65 linking you to Macheste, Burnley and Leeds.

Upon entering, you are welcomed into a generous lounge featuring a log burner, creating the perfect focal point. The lounge seamlessly leads to the dining room with the three-piece bathroom suite adjacent. Complete with a quadrant bath-tub, low-level WC, and cabinet hand wash basin with floor to ceiling tile splashback. The extended kitchen has been thoughtfully fitted with a range of wall and base units, providing ample storage with contrasting work surfaces with an integrated electric oven and hob.

Upstairs, the property comprises two spacious double bedrooms, each providing comfortable accommodation with plenty of room for wardrobes and additional furnishings. The second bedroom which is currently as an office has a storage cupboard housing the combination boiler. To the rear of the property is an enclosed rear yard.

Situated just a short distance from local supermarkets and essential amenities, this home offers the convenience of every-day shopping and services within easy reach. The peaceful location ensures a sense of community, while excellent transport links nearby provide straightforward access to surrounding areas and the wider region.

Thoughtfully maintained and well-presented, this property is ready for immediate occupation, offering the perfect opportunity to settle into a sought-after location.

- Lounge With Log Burner
- Downstairs Bathroom With Quadrant Bathtub
- Extended kitchen with Wall & Base Units
- Two Double Bedrooms
- Quiet, Cobbled Street
- Close To Local Supermarkets



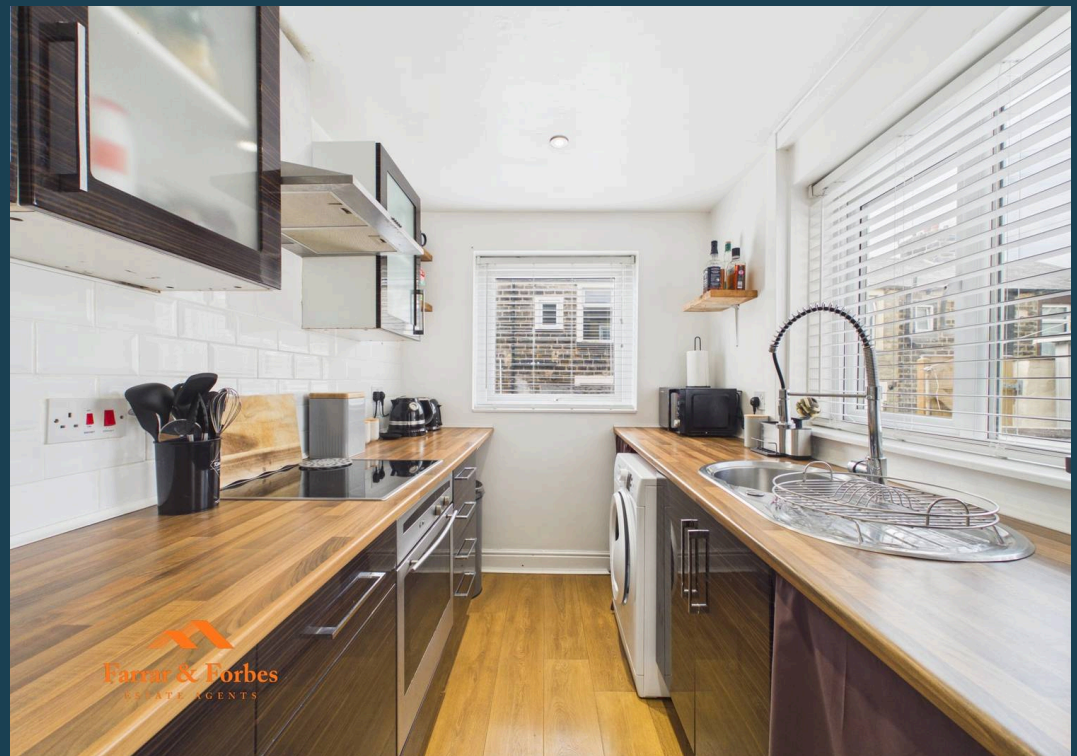
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Approximate total area⁽¹⁾

33.1 m²

Reduced headroom

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

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Floor 0



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