



28 Selby Street, Colne

Colne

£159,950



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Just footsteps from Alkincoates Park, this attractive bay-fronted, two-bedroom terraced home offers generous living space, a garden forecourt and a useful rear extension. Ideally positioned for access to motorway links, the property is also just a short distance from Barrowford, while Lord Street Primary School is only a few minutes' walk away.

As you enter the property, you are welcomed by a handy storm porch, providing the perfect space for coats and shoes before stepping into the main living accommodation.

The lounge is a fantastic size and features an attractive bay window with a window seat, allowing plenty of natural light to fill the room. A gas fire with a stone surround creates a focal point, while the former hallway has been cleverly incorporated into the room to provide additional space that could be used for storage or as a home office area.

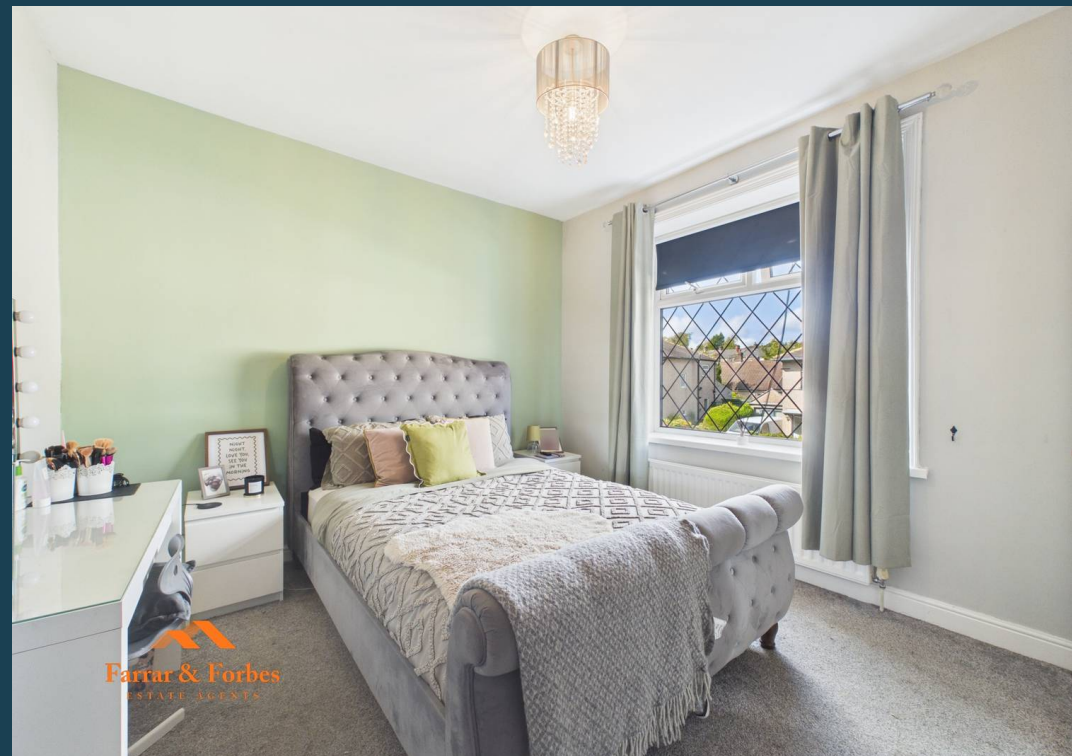
To the rear is a spacious open-plan kitchen and dining area, extended to create a versatile layout while still providing a defined cooking space. The kitchen features a wrap-around arrangement of matching wall, base and drawer units, under-counter appliance space, an integrated electric oven and a gas hob. The adjoining dining area provides plenty of room for a family dining table and also benefits from plumbing for a washing machine and dryer.

Outside, the south-facing rear yard is flagged for easy maintenance and provides a lovely spot to sit out, relax and make the most of the sunshine.

Upstairs, there are two well-proportioned bedrooms, with the second bedroom benefiting from a useful walk-in wardrobe. The bathroom is set in an elevated position and comprises a low-level WC, pedestal hand wash basin and panelled bath with an overhead shower and glass shower screen.

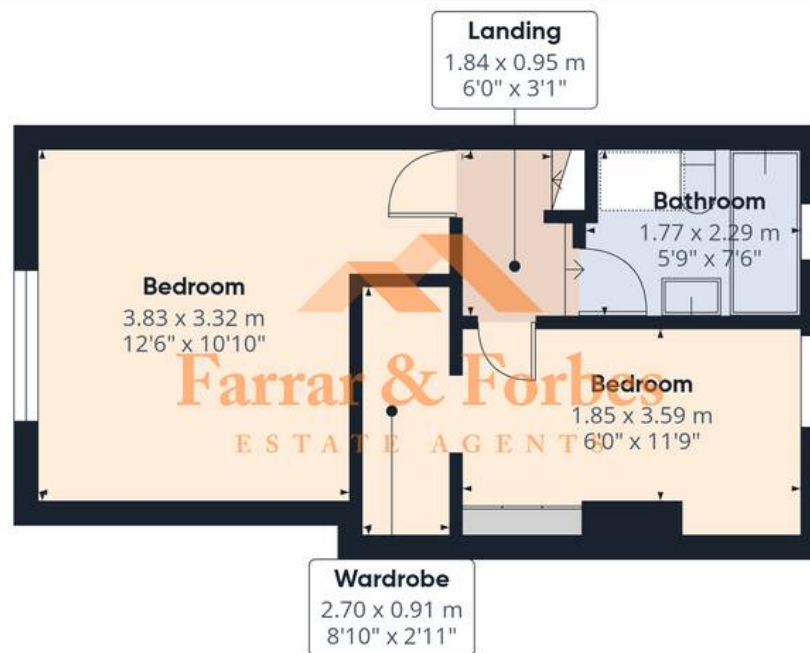
With Alkincoates Park practically on the doorstep, excellent access to nearby schools, Barrowford and motorway connections, this spacious home could be an ideal choice for first-time buyers, couples or a small family.

- Close To Alkincoates Park
- Bay Fronted With Window Seat
- South Facing Yard
- Extended Mid-Terrace
- Two Bedrooms
- Walk-in Wardrobe
- Open Plan Kitchen/Diner





Floor 0



Floor 1

Approximate total area⁽¹⁾

70.5 m²

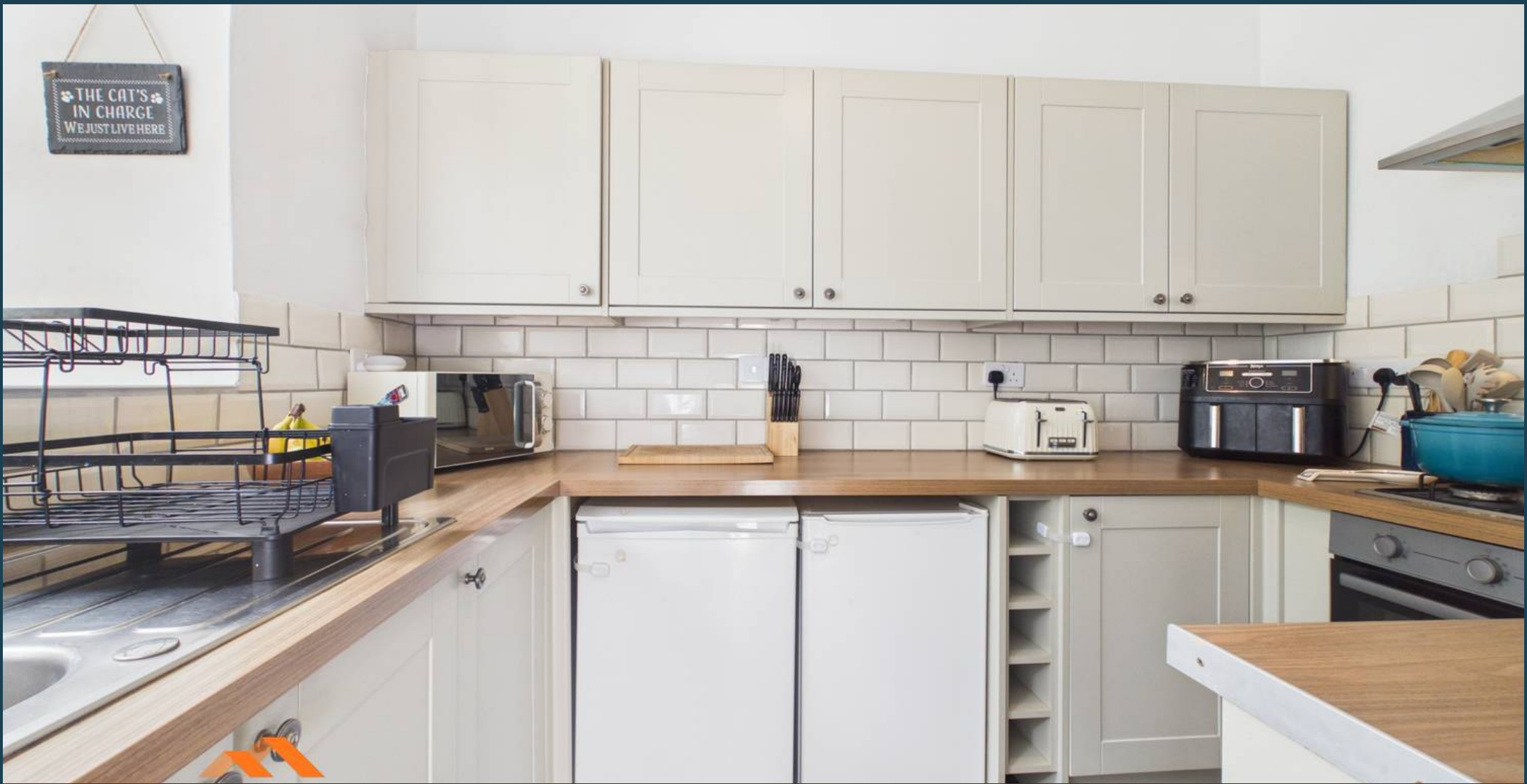
760 ft²

(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.

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