



18 Sutherland Street

Colne, Colne

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

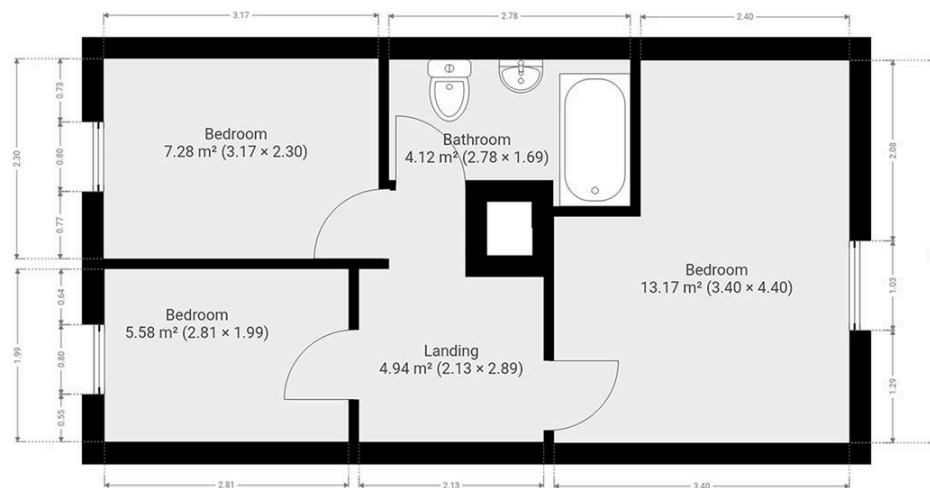
- Traditional stone erraced
- Modern kitchen
- Three Bedrooms
- Modern bathroom with bath and shower
- Two Reception Rooms
- uPVC Double Glazing & Gas Central Heating
- Council Tax A - Leasehold Property - 865 Years Remain - £1.11 annual ground rent



Property Description

The ground floor comprises two separate reception rooms, offering defined living and dining spaces or flexible alternative use. To the rear is a fitted kitchen featuring laminate work surfaces, an electric hob, electric oven, and designated space for a washing machine. The gas central heating boiler is also housed within the kitchen. To the first floor are three bedrooms, including two doubles and a further single bedroom, along with a family bathroom fitted with a white suite comprising a bath with shower over, wash basin and WC. Externally, the property benefits from an enclosed rear yard with a secure gate. To the front, a forecourt area sets the property back from the street. The property benefits from gas central heating and double glazing. Further information includes Council Tax Band A and a leasehold tenure of 999 years less ten days from 24 December 1891, with a ground rent of £1.11 per annum as recorded on the Land Registry.





YARD

Rear yard with secure wooden gate and wall boundaries.

Off street parking



Total Property Area: approx - 75.5 Sq Meters (812.68 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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