

  
135 Cotton Tree Lane, Colne  
Colne

£159,950



## 135 Cotton Tree Lane

Colne, Colne

Situated on the ever-popular Cotton Tree Lane, this two bedroom mid-terrace property offers an excellent opportunity for first-time buyers, investors, or anyone looking to create a home to their own taste. Ideally located close to local nurseries, schools, and within a short distance of scenic walks through Winewall and up to the Atom.

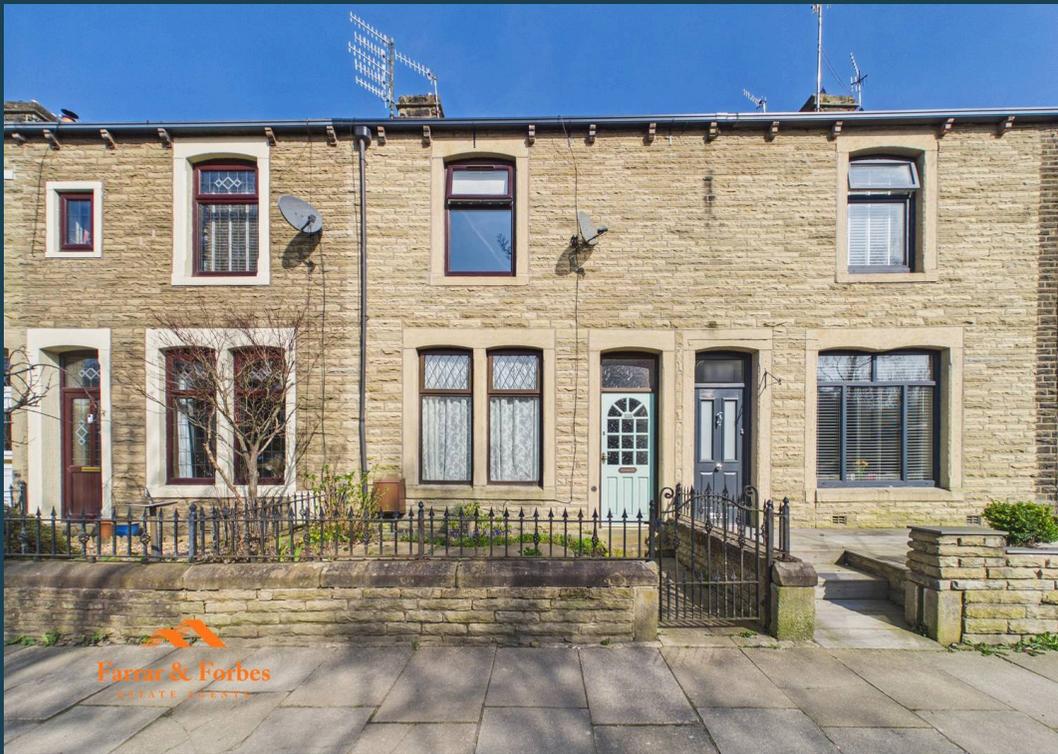
The property briefly comprises: an entrance vestibule leading into a hallway, a cosy lounge to the front with gas fire, and to the rear a spacious dining room featuring a gas fire and attractive fireplace surround. The kitchen extension is arranged in a practical U-shape with a range of matching wall and base units, contrasting work surfaces, and space for appliances.

To the first floor are two bedrooms, including a generous main double bedroom with fitted wardrobes. The second bedroom provides access to a fully boarded loft space, previously used as a hobby room, complete with a Velux-style window.

The bathroom is fitted with a three-piece suite comprising low-level WC, hand wash basin, panelled bath, and quadrant electric shower.

Externally, the property benefits from a garden forecourt to the front and an enclosed rear yard with an extended utility room. A timber-built garage to the rear provides valuable off-road parking.

- Detached Garage
- Extended Utility/Store Room
- Loft room with ladder access
- Potential to be three bedrooms
- Two reception rooms





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

119.1 m<sup>2</sup>

Reduced headroom

12.2 m<sup>2</sup>

(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.

GIRAFFE360



## Farrar & Forbes Estate Agents

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