



16 Hargreaves Street, Colne, Lancashire  
BB8 9PB

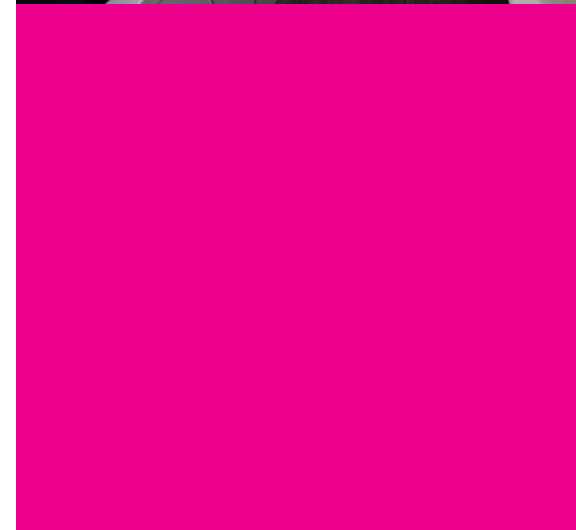


## PROPERTY DESCRIPTION

!! Investment Opportunity !! This well presented two bedroom mid terrace home is found a short walk from Colne train station and will suit anyone looking for a buy to let investment. The plan would be to sell the property with a tenant in situ, and the property is currently advertised at £595PCM. The property comprises of: one welcoming reception room, a modern fitted kitchen, two first floor bedrooms and a three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. Low maintenance rear yard. All the relevant certification is in place. Council Tax Band A. Early viewing a must!

## FEATURES

- Investment Opportunity
- Potential to be offered for sale with a tenant in situ
- All the relevant certificates are in place
- Council Tax Band A
- One welcoming reception room
- Modern fitted kitchen
- Two first floor bedrooms
- Modern three piece bathroom suite
- Low maintenance rear yard
- EPC - D
- Early viewing a must!



## **ROOM DESCRIPTIONS**

### **Ground Floor**

Entrance Hallway

Sitting Room

Kitchen

### **First Floor**

Bedroom One

Bedroom Two

Bathroom

### **Outside**

Yard

### **Further Information**

#### **Further Information**

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

The council tax is Band A.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

The property is located in an area considered low risk for surface water flooding.