



FOR SALE
**Sally
Harrison**
ESTATE AGENTS
01282 817755

108

108 Langroyd Road, Colne, Lancashire
BB8 9EG



PROPERTY DESCRIPTION

Welcome to Langroyd Road, Colne, a truly immaculate two-bedroom mid terrace home finished to an exceptional standard throughout. Perfect for first time buyers, downsizers, or investors, this stunning property blends contemporary styling with practical living spaces.

The ground floor opens with a spacious lounge featuring a modern media wall and a sleek wall mounted electric fireplace, bringing a warm and contemporary feel to the space.

To the rear is the stunning refurbished fitted breakfast kitchen, the true heart of the home. This beautifully designed kitchen offers integrated appliances including oven, microwave, and Bosch gas hob, complemented by a striking breakfast island.

Upstairs, you will find two generous double bedrooms alongside a modern three-piece family bathroom. The property also benefits from a brand new Navien boiler, enhancing comfort and energy efficiency for years to come.

Externally, the home continues to impress. The front features a low walled forecourt with modern paving, while the rear offers a raised patio overlooking the yard. Works have already begun in the rear yard with the intention of creating a garage — offering excellent potential for future development or customisation.

FEATURES

- Appealing Terraced House with Forecourt
- Sought After Area Close to Foulridge Border
- Beautifully Presented, Ideal Starter Home
- Spacious Lounge with Media Wall & Fire
- Stunning Breakfast Kitchen inc. Appliances
- 2 Decent Sized Double Bedrooms
- Stylish 3 Piece Bathroom – Shower Over Bath
- Paved Forecourt, Rear Patio & Yard
- PVC DG & Gas CH – New Navien Boiler
- Don't Miss Out – Early Viewing Strongly Rec.





ROOM DESCRIPTIONS

Ground Floor

Living Room

13' 9" x 13' 6" (4.19m x 4.11m)

Kitchen

13' 6" x 11' 0" (4.11m x 3.35m)

First Floor

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom Two

10' 6" x 7' 11" (3.20m x 2.41m)

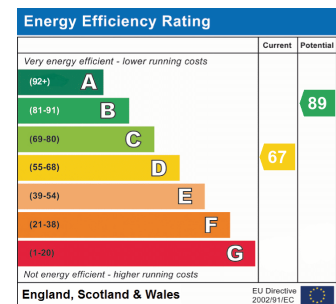
Bathroom

7' 2" x 6' 0" (2.18m x 1.83m)



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustration purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purpose of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide and should be checked prior to agreeing a sale.

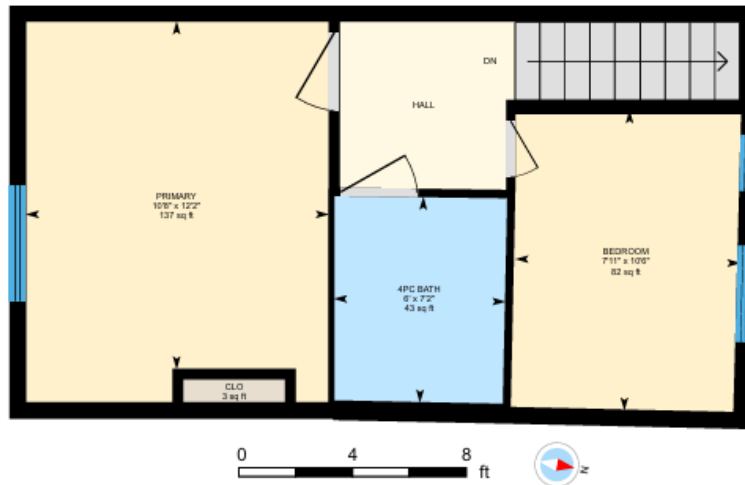




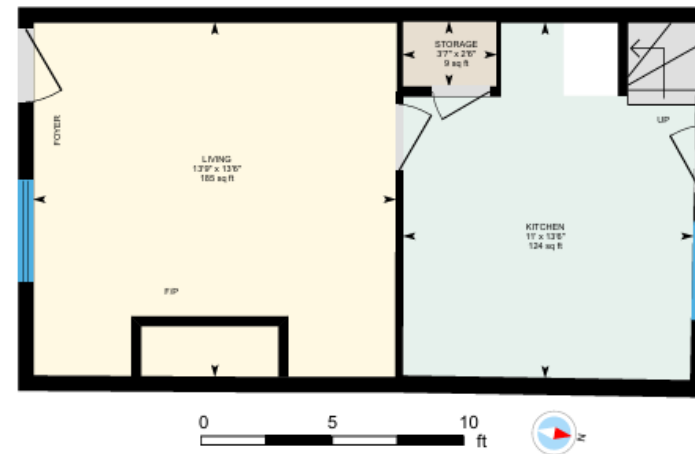
Sally Harrison
01282 817755
sales@sallyharrison.co.uk



1st Floor
Interior Area 336.73 sq ft



Main Floor
Interior Area 332.85 sq ft



108 Langroyd Rd, Colne, LAN

For illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.

Powered by 

