Pendle Hill Properties
estate and letting agents

Creation Date
09/02/2026

Property Details

9 Oak Mill Drive, Colne, Lancashire, BB8 0AJ

Guide Price **£195,000**

Property Photos

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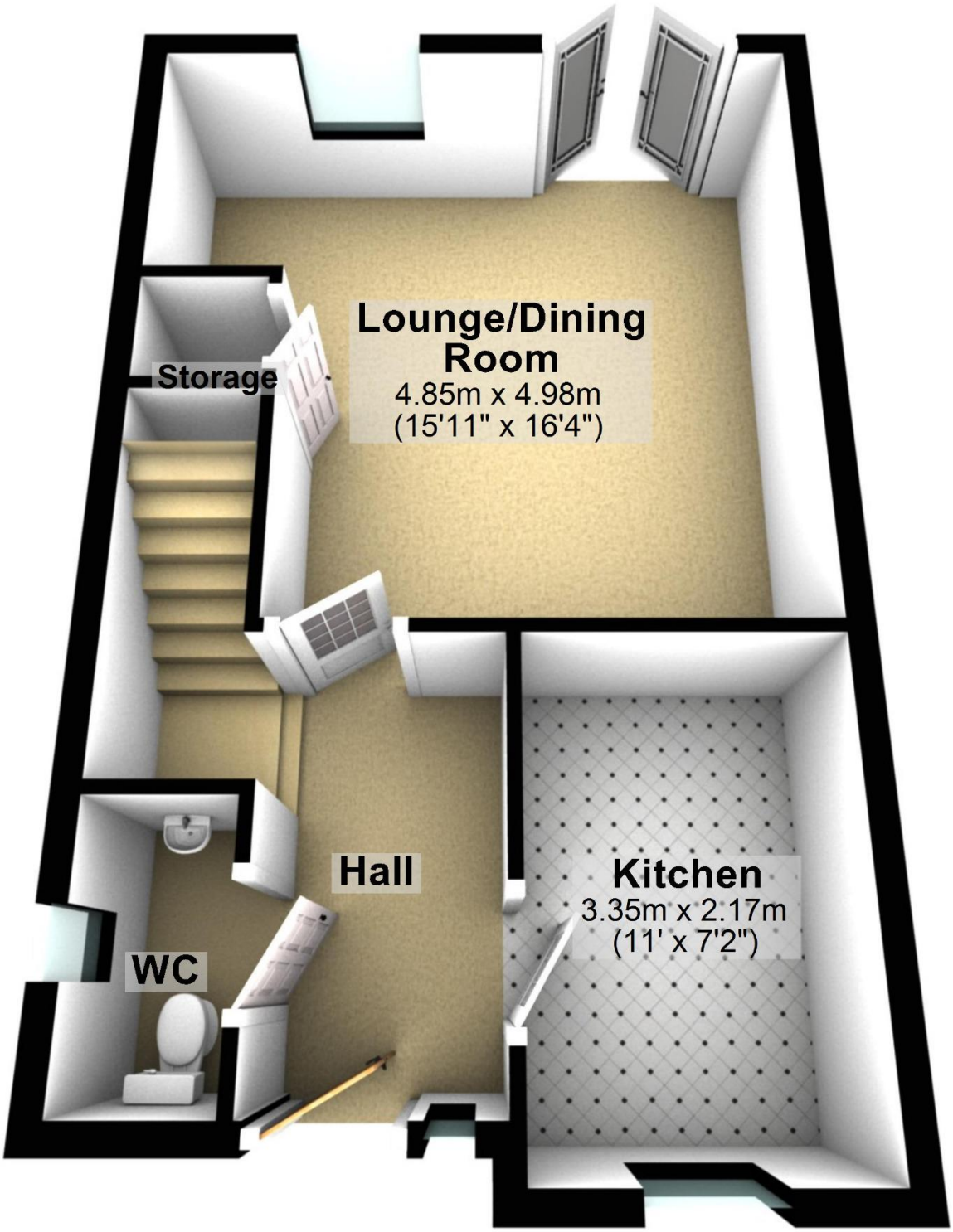
Property Floor Plans

9 Oak Mill Drive, Colne, Lancashire, BB8 0AJ

Ground Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.4 sq. feet)

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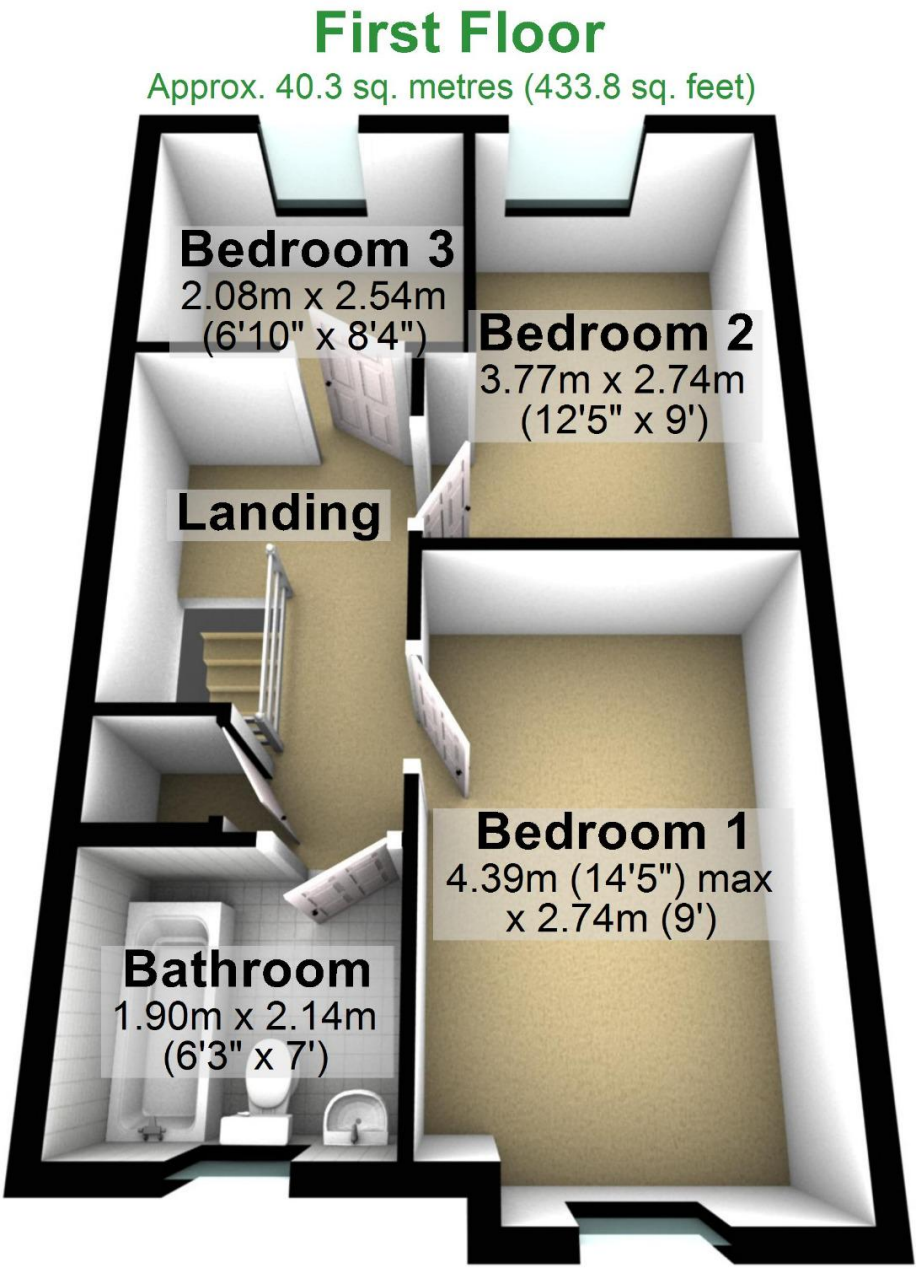

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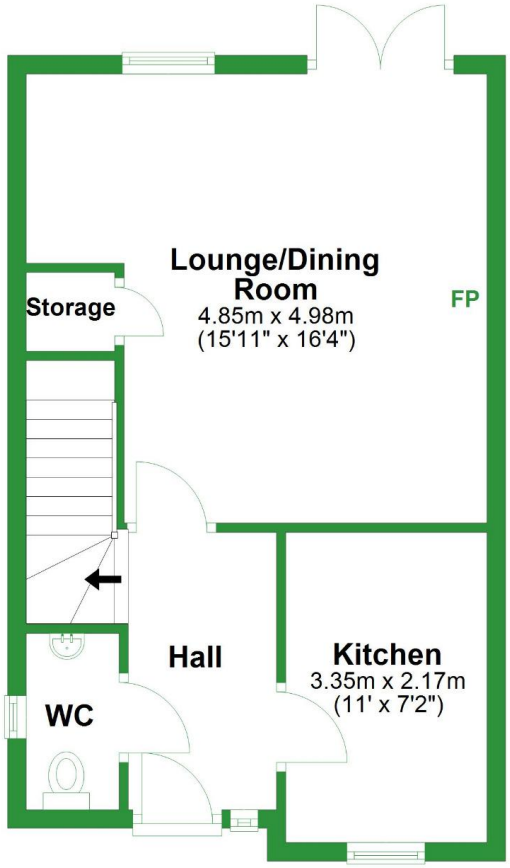

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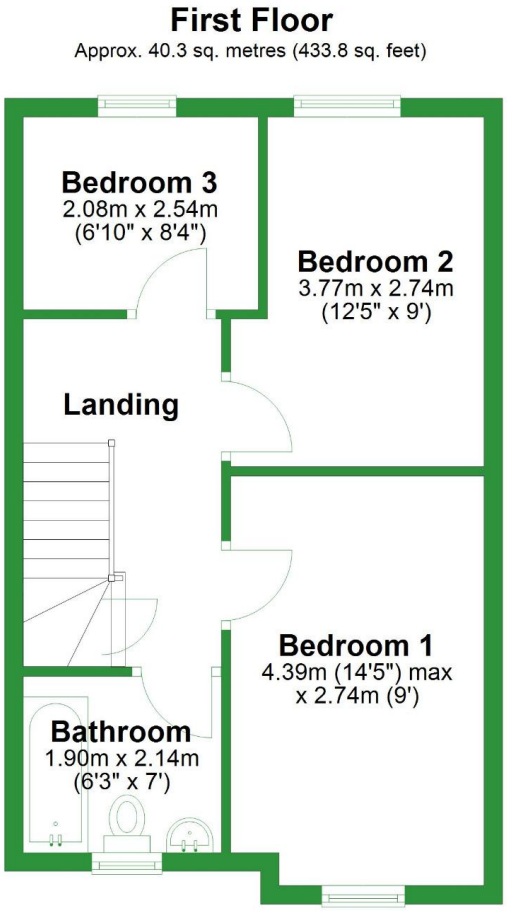

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Property EPC

9 Oak Mill Drive, Colne, Lancashire, BB8 0AJ

Energy performance certificate (EPC)

9 Oak Mill Drive COLNE BB8 0AJ	Energy rating **B**	Valid until:	**11 October 2031**
		Certificate number:	**9821-3910-7300-0299-2204**

Property type	Semi-detached house
Total floor area	82 square metres

Rules on letting this property

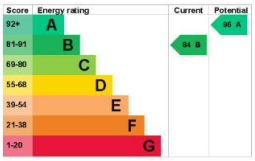
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
867.4
Agency Type
Sole
Parking
Off Road Parking
Type
Sales
Electricity
Mains Supply

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Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Property Info

9 Oak Mill Drive, Colne, Lancashire, BB8 0AJ

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£195,000
Land Size
-
Age of Property
-
Year Built
2020
New Home
No

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Property Features

9 Oak Mill Drive, Colne, Lancashire, BB8 0AJ

Feature 1
Three Bedroom Semi-detached Home
Feature 2
Spacious Lounge With Garden Access
Feature 3
Downstairs Wc
Feature 4
Fitted Modern Kitchen
Feature 5
Three Well-sized Bedrooms
Feature 6
Garden With All Day Sun
Feature 7
Quiet Cul-de-sac
Feature 8
Close Proximity To Colne Town Centre
Feature 9
Walking Distance To Lake Burwain And Open Countryside

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Property Description

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Modern Three Bedroom Semi-Detached Home in Quiet Cul-de-Sac Location in Colne

This beautifully presented three-bedroom semi-detached home, offers modern living in a peaceful and highly sought-after cul-de-sac location. Stylishly finished throughout, the property is ideal for first-time buyers, young families, or those looking to downsize without compromise.

Key Features

Modern semi-detached home
Three well-proportioned bedrooms
Spacious lounge with feature gas fireplace
Contemporary fitted kitchen
Downstairs WC
Fully tiled modern family bathroom
Patio doors opening onto rear garden
Off-road parking for two vehicles
Good-sized rear garden with patio and lawn
Quiet cul-de-sac location on a small residential development
Close to Colne town centre, open countryside, and Lake Burwain

Agent's Perspective

The ground floor comprises a welcoming entrance hallway, a convenient downstairs WC, and a contemporary fitted kitchen with ample worktop space. To the rear is a spacious and inviting lounge featuring a striking gas fireplace, creating a cosy focal point. Patio doors lead directly onto the rear garden, flooding the room with natural light and providing the perfect space for indoor-outdoor living. A handy storage cupboard completes the practical layout.

Upstairs, the property boasts three well-proportioned bedrooms, offering flexibility for family living, home working, or guest accommodation. The fully tiled family bathroom is finished to a high standard with modern fittings and a clean, contemporary design.

Externally, the home benefits from off-road parking for two vehicles to the front. To the

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rear is a generous garden with a patio area and lawn, enjoying plenty of sunshine throughout the day - perfect for relaxing, entertaining, and family gatherings.

Client's Perspective
Weve loved owning this cosy home, on a quiet estate. Its a peaceful space with a good size sunny garden thats perfect for relaxing or entertaining. The nearby park is just a short walk away and the location is incredibly convenient with great shops close by. Add to that the lovely, friendly neighbours, its been a truly wonderful place to live.

Location
Situated within close proximity to Colne town centre, the property offers easy access to a wide range of local amenities, shops, and transport links. Beautiful open countryside and the popular Lake Burwain are also just a short distance away, ideal for those who enjoy walking and outdoor pursuits.

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