

Because life is

Petty Real™

For Sale



23 Brown Street West
Colne BB8 9AW

£85,000



A spacious stone built mid terrace dwelling situated a short walking distance away from Colne's main high street with its upmarket bars and restaurants and is also handily located for schools and amenities and the M65 and national motorway network.

The property has been well maintained over the years but does require some cosmetic refurbishment.

Key Features:

- SPACIOUS STONE BUILT TERRACE
- 2 RECEPTION ROOMS
- CELLAR
- POPULAR LOCATION
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUYERS - GROWING FAMILIES
- ATTIC THIRD BEDROOM
- GOOD SIZED YARD WITH OUTBUILDING
- DOUBLE GLAZING

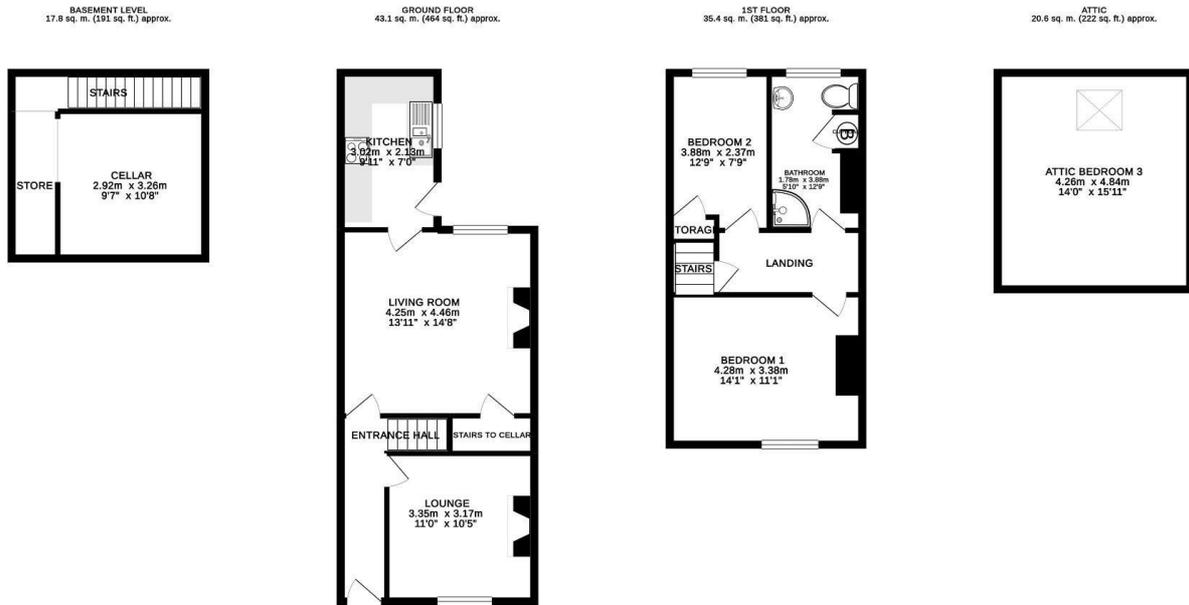
Tenure: Freehold
EPC Rating: E
Council Tax Band: A



11 Albert Road, Colne, Lancashire, BB8 0RY
T: 01282 868686

www.pettyreal.co.uk

3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 116.9 sq. m. (1258 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

Main Description:

Spacious mid terrace located on the doorstep of local schools, amenities and within 5 minutes drive from the M65. The property offers spacious accommodation over four floors with two reception rooms, kitchen, cellar, three bedrooms (including attic room) and three piece shower room.

Perfect for first time buyer or growing families.

Located in a popular residential location a short walking distance away from Colne's main high street with its array of upmarket bars and restaurants and within easy access of local schools, other amenities, public transport links and the M65 and national motorway network. The property requires some cosmetic refurbishment but offers excellent potential for any would be purchaser.

The accommodation comprises on the ground floor an entrance hallway accessed by a composite door and stairs providing access to the first floor, good sized lounge, second larger reception room which has access to the lower ground floor where there is a useful cellar and separate fitted kitchen housing a range of fitted wall and base units with complementary work surfaces, integrated oven & hob, stainless steel sink unit and door leading to the rear yard.

To the first floor is a spacious landing, good sized double bedroom to the front, second bedroom to the rear and a three piece shower room suite comprising shower cubicle with mixer shower, wc, wash basin and airing cupboard housing hot water cylinder. To the second floor is an attic third bedroom.

Externally to the rear of the property is a good sized yard with outbuilding.

The property benefits from the modern day comfort of double glazing and an early viewing appointment is recommended so as not to miss out.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property