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For Sale



59 Ruskin Avenue
Colne BB8 9RP

£120,000



Stylish three bedroomed end quasi property presenting an ideal purchase for the growing family. Being the end one of four the property occupies a larger than average plot with private driveway to the front for three vehicles.

Key Features:

- 3 Bed Quasi
- Driveway For 3 Cars
- Log Burning Stove
- UPVC DG & GFCH
- Ideal Family Purchase
- Large Plot
- Stylish Fiited Kitchen
- Modern Shower Room
- Extended Front Porch
- Virtual 360 Viewing

Tenure:

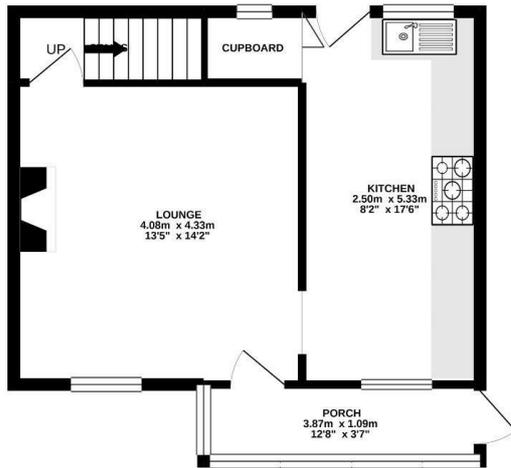
EPC Rating: D

Council Tax Band:

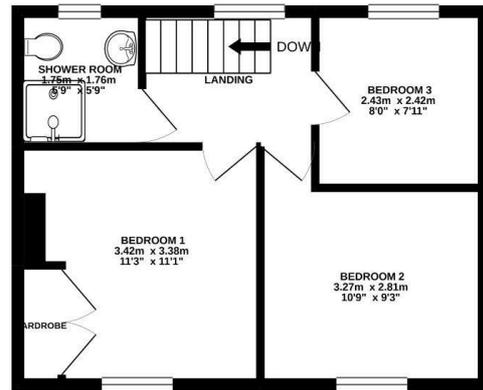


3 BEDROOM House - Semi-Detached

GROUND FLOOR
38.8 sq.m. (418 sq.ft.) approx.



1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA: 73.7 sq.m. (793 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.
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Main Description:

Stylish three bedroomed end quasi property presenting an ideal purchase for the growing family. Being the end one of four the property occupies a larger than average plot with private driveway to the front for three vehicles.

The family orientated accommodation is arranged over two floor which comprises briefly of an extended front porch which provides access to the spacious family lounge which is able to hold a large amount of furniture and a log burning stove perfect for those chilly evenings.

The striking fully fitted kitchen housing an 'L' shape arrangement with gloss red fronts and contrasting white working surfaces with a range cooker ideal for the home chef.

On the first floor there are two double bedrooms to the front and a generous single to the rear with is currently utilised as a craft room. The three piece shower room consists of a low level WC, vanity hand wash basin and a enclosed shower cubicle the stone effect tiled wall provide a luxurious and practical finish.

External to the from of the property is a private driveway for three vehicle and a patio area. Ramped access leads to the rear provide ease of access for bicycles and motorbikes. The rear garden has been landscaped with low maintenance in mind with patio and decked areas, greenhouse and storage sheds.



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