## Petty Real

## 16 Boulsworth Grove Colne BB8 oPY









## For Sale

- End Terraced property
- Spacious living room
- · Good sized dining room
- Modern kitchen
- 3 piece bathroom with Grohe shower

## Price £175,000

- Underfloor heating to the bathroom
- Two bedrooms
- Attic bedroom
- · Gas CH & UPVC Double Glazing
- · Internal inspection highly recommended











Petty Real welcome to the market this stunning end terraced property.

Located in a highly desirable area of Colne, stands this beautifully maintained three bedroom end terraced home. The perfect home for a first time buyer, young family or couple, the property enjoys enviably spacious rooms, character features and a stylish interior throughout.. Situated within close proximity of schools, amenities and transport links to Burnley and Skipton, this beautiful home is not to be missed.

The accommodation has been maintained to a high standard and briefly comprises an entrance hallway with a staircase leading to the first floor, spacious living room. The kitchen is fitted with a range of quality wood panelled units with complimentary work surfaces and splashback, centre island with stainless sink unit and chrome mixer tap, plumbing for automatic washing machine, Belling Kensington double gas range. The kitchen leads out to a spacious dining room with three skylight windows, giving access into a utility room. To the first floor, you will find two good sized bedrooms, a modern 3piece bathroom suite in white comprising bath with Grohe shower over, low level wc and pedestal wash basin with Villeroy & Boch tap, "Travertine" tiles and underfloor heating. To the second floor is a useful attic bedroom having storage and velux window.

Externally, the property boasts a fully enclosed yard at the rear which is laid with Indian paved flags and a gated front garden.

The property has the modern day comforts of UPVC double glazing and gas fired central heating and is a credit to its current owners.

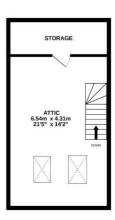
GROUND FLOOR 45.9 sq.m. (494 sq.ft.) approx



1ST FLOOR 36.1 sq.m. (389 sq.ft.) approx.



2ND FLOOR 34.8 sq.m. (374 sq.ft.) approx



TOTAL FLOOR AREA: 116.8 sq.m. (1257 sq.ft.) approx. Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, window, soons and any other times are approximate and no respectivelity is taken for any entor, and the second of t







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.