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Real

25 Derby Street
Colne
BB8 9AA



For Sale

Reduced To £99,950

- Mid-Terrace
- Two Bedrooms
- Additional Attic Room
- Cellar
- Two Reception Rooms

- Gas Central Heating
- UPVC Double Glazing
- Close To Local Amenities
- Good Transport Links
- Tax Band - A



A spacious stone built, mid terrace dwelling ideal for first time buyers or a growing family. Situated in a popular and convenient residential location off Albert Road, a short distance away from local amenities, public transport links and schools.

The property is arranged over four floors and as you enter through the UPVC front door you are greeted with an entrance lobby which in turns leads into a hallway with a staircase ascending to the first floor. To the right and positioned to the front of the property is the first of two reception rooms. Boasting a large window letting in an abundance of natural light and a wood fire surround with tile hearth and electric fire providing an attractive focal point within the room.

Through to the rear is the second, larger reception room, again boasting an attractive wooden fire surround with electric fire and a useful under stair cupboard with a staircase leading down to a cellar, ideal for storage.

The kitchen houses a modern arrangement of base units with a box, bay window housing a stainless-steel sink, integrated oven and hob.

To the first floor, a central landing leads to two well-proportioned bedrooms located to the front and rear of the property, the master benefitting from a large walk-in cupboard/wardrobe. The bathroom houses a three-piece suite in white comprising a low-level WC, pedestal wash basin, panelled bath with overhead shower and a storage cupboard.

To the second floor is a generous attic room with a Velux window which could be used as a third bedroom.

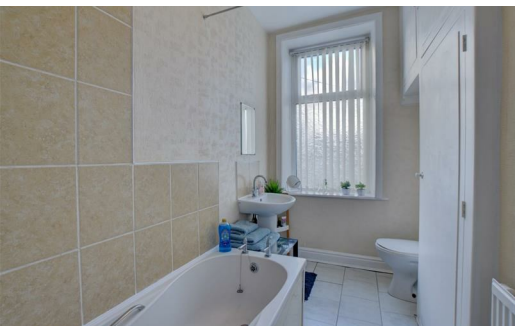
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear.



TOTAL FLOOR AREA: 127.2 sq.m. (1370 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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