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Real

24 Brown Street West  
Colne  
BB8 9AW



For Sale

Price £129,950

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

- Close To Local Amenities
- Good Transport Links
- Ideal For First Time Buyers
- Gas Central Heating & UPVC Double Glazing
- Tax Band - A





Welcome to this spacious mid-terrace dwelling located in the heart of Colne, offering convenience and comfort for first-time buyers. Situated within walking distance to local amenities, Colne Sports Centre, and Rail Station, with easy access to the M65 providing links to Manchester, Preston, and Blackburn, this property is perfectly positioned for modern living.

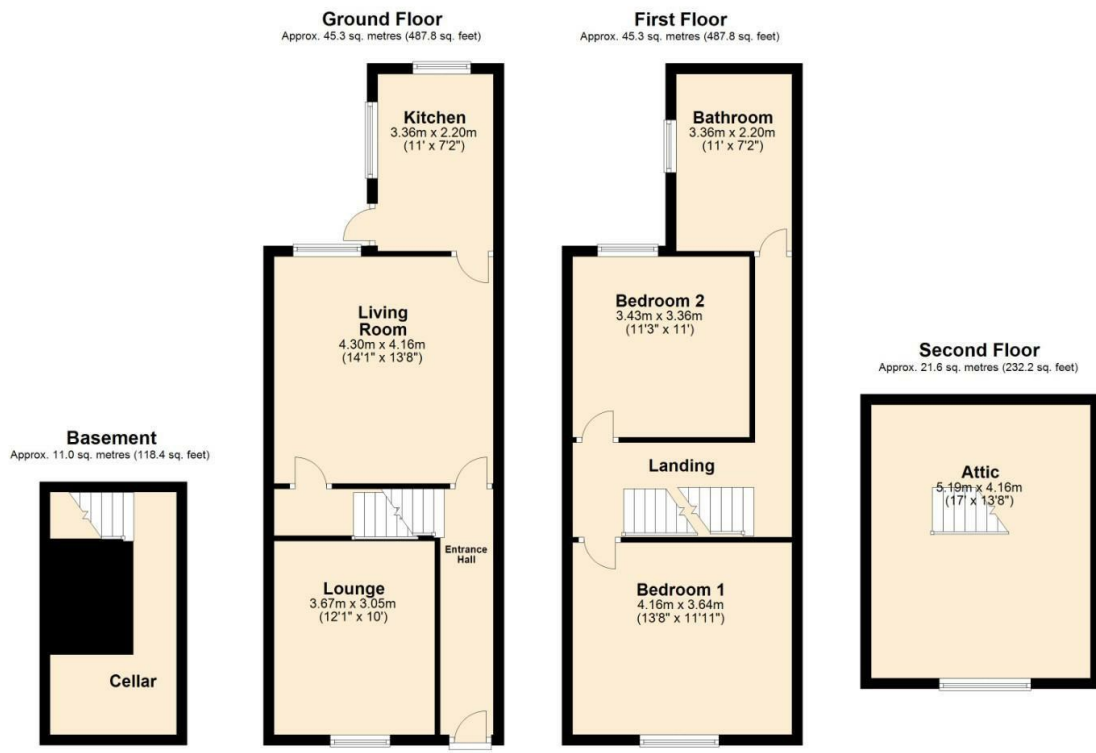
Upon entering the property, you are greeted by an inviting entrance hallway with a staircase ascending to the first floor. To the left, the first of two reception rooms welcomes you with a large window flooding the room with natural light. The rear of the property hosts a spacious second reception room featuring fitted storage within the alcoves, a large window overlooking the rear yard. Adjoining this room, a newly fitted kitchen awaits, offering modern convenience with matching wall, base, and drawer units, coordinating work surfaces, tile splash back, stainless steel sink, oven and gas hob. A door from the kitchen leads out to the rear yard, providing convenient outdoor access. Accessed via a staircase from the rear reception room, the lower ground floor cellar offers ample storage space.

Moving to the first floor, a central landing leads to two well-proportioned bedrooms. The second bedroom boasts fitted wardrobes, while a generous bathroom completes this floor, featuring a modern three-piece suite in white comprising a low-level WC, pedestal wash basin, and paneled bath with an overhead shower.

Ascending to the second floor via a staircase on the landing, you'll find an attic space with the potential to be converted into a third bedroom, along with a large storage area within the eaves.

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

Externally, the property features a forecourt to the front and an enclosed rear yard with a large outhouse housing a WC and shed, providing additional storage space.



**24 Brown Street West, Colne**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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