

Because life is

# Petty<sup>TM</sup> Real

17 Lord Street  
Colne  
BB8 9AR



For Sale

Price £84,950

- Attractive mid terrace house
- Ideal for FTB or landlords
- Two bedrooms
- Some TLC required
- Lounge

- Dining kitchen
- Three piece bathroom
- Rear yard
- No chain
- Central heating & double glazing





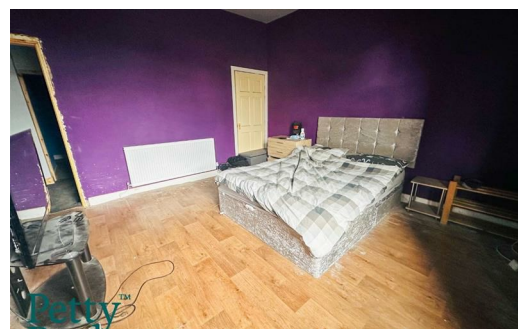
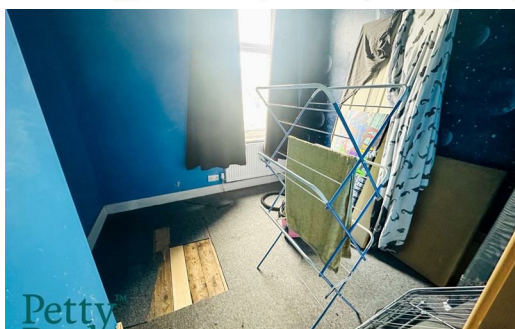
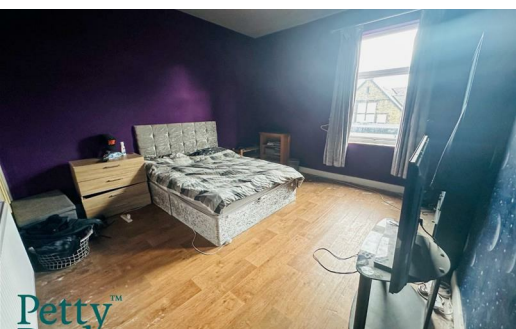
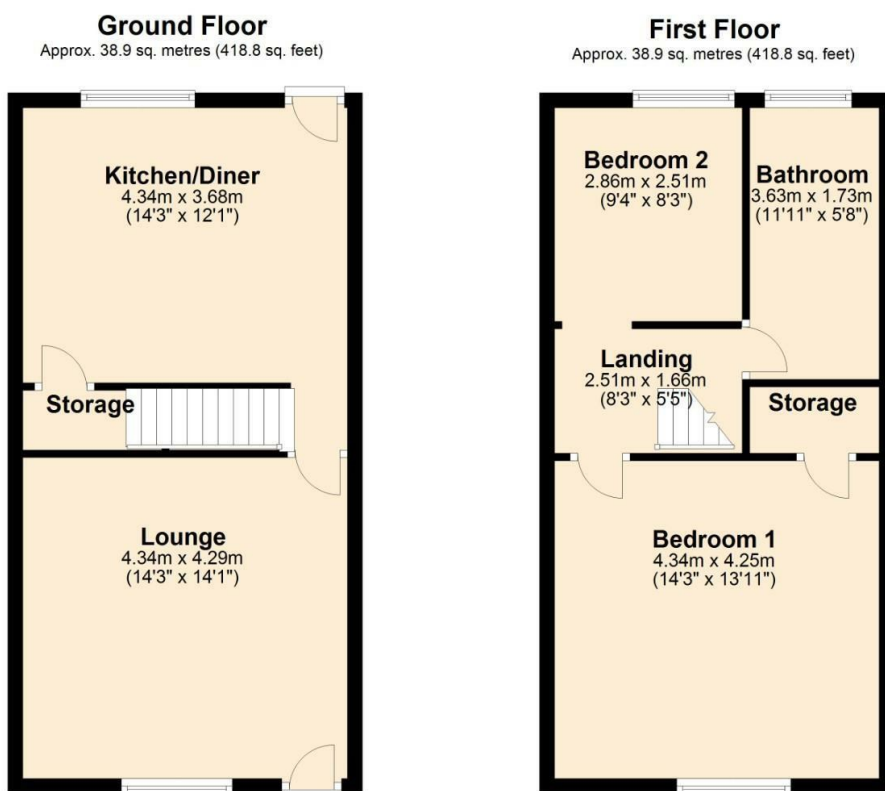
Introducing this charming two-bedroom terraced property, nestled in a convenient area of Colne. Within easy reach of schools, amenities, and just a stone's throw from motorway links to Burnley and Skipton, this property presents an excellent opportunity for property developers, buy-to-let investors, or first-time buyers eager to add their personal touch to their new home.

Boasting a spacious enclosed yard to the rear and surprisingly generous internal accommodation, this property features a welcoming reception room, flooded with natural light, inner hallway leading to a wonderfully proportioned kitchen diner, perfect for entertaining, and two well-appointed bedrooms along with a three-piece house bathroom on the first floor.

Externally to the rear is a larger than average yard.

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

With both comfort and potential, this property is an ideal investment opportunity or a perfect place to call home.



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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