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9 Dale Street
Colne
BB8 9PY



For Sale

- Spacious mid terrace
- Popular location
- Ideal for a first time buyer or family
- Entrance vestibule & lounge
- Living room

Reduced £129,950

- Fitted kitchen
- Two bedrooms plus attic
- Modern bathroom
- Rear yard
- Central heating & double glazing



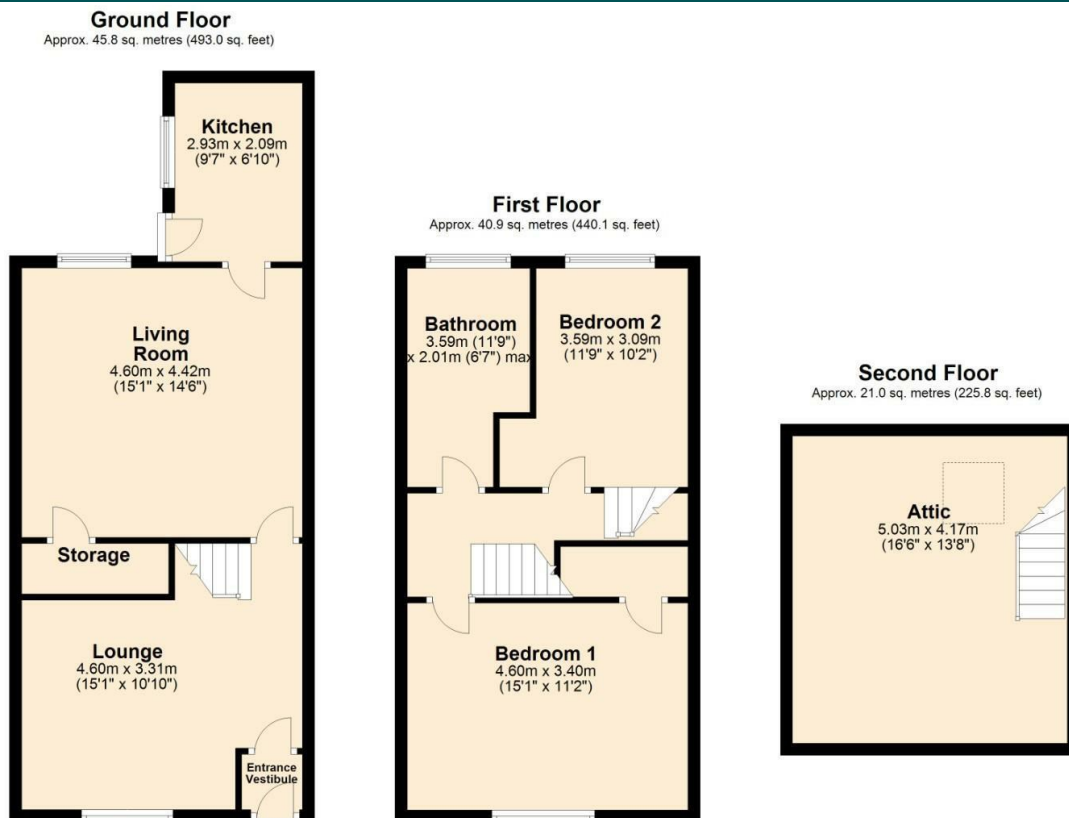
An opportunity to purchase a deceptively spacious, stone-built, mid-terrace property in an established and popular residential area, a short walk away from the Alkincoats district of Colne which includes Alkincoats Park and also a short driving distance away from the M65, with links to Manchester, Preston and Blackburn.

The property is arranged over three floors and as you enter the ground floor through the UPVC double glazed front door, you are greeted with an entrance vestibule. The first of two reception rooms is situated to the front of the property and boasts a large window letting in an abundance of natural light and a electric fire providing an attractive focal point within the room. To the rear is the second, larger reception room boasting a useful under stair storage cupboard. Adjoining, the kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, splash back, stainless steel sink, integrated oven and gas hob with overhead extractor fan.

To the first floor, a central landing leads to a large double bedroom to the front of the property with a walk-in, over-stair storage cupboard, a generous single bedroom to the rear and a bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin, paneled bath with overhead shower. To the second floor is a fantastic attic 3rd bedroom with Velux skylight.

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

Externally there is a garden forecourt to the front and an enclosed yard to the rear



Total area: approx. 107.7 sq. metres (1158.9 sq. feet)



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.

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