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Real

25 Priestfield Avenue  
Colne  
BB8 9QJ



## For Sale

- Attractive bay fronted mid terrace
- Sought after location
- Delightful & tranquil setting
- Overlooking Alkincoats Park
- Lounge & conservatory

Price £250,000

- Stunning dining kitchen & downstairs wc
- 4 Bedrooms (including loft conversion)
- Modern three piece shower room
- Garden to the front and patio area to the rear
- Driveway & detached garage





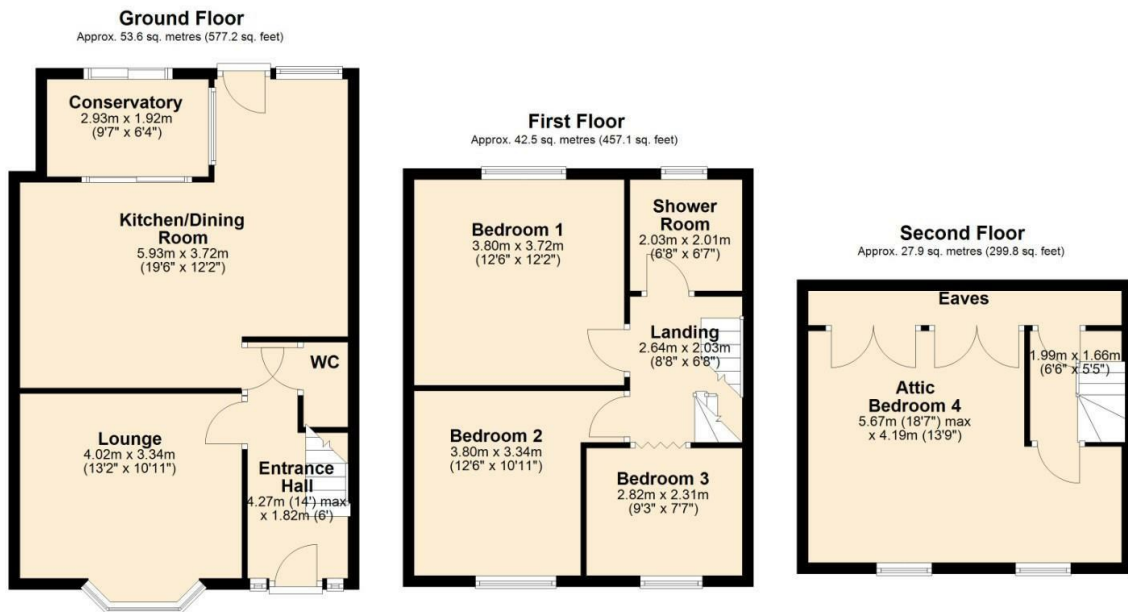
An attractive and well-presented inner one of four quasi terrace situated in the popular Alkincoats district of Colne, with a front aspect overlooking Alkincoats Park. The property offers good-sized living accommodation arranged over three floors and would be ideal for a family,

On the ground floor, the entrance hallway includes stairs providing access to the first floor, and a downstairs WC. The delightful lounge features a bay fronted window, electric fire. The dining kitchen is extended and modern and houses a range of fitted wall and base units, complementary work surfaces and splash backs, an integrated double oven and hob, microwave, dishwasher, fridge freezer, a 1½ bowl sink unit, and plumbing for an automatic washing machine. A UPVC double glazed door leads to the rear garden, and there is also a conservatory providing additional living space and access to the rear garden.

To the first floor, there is a landing, two good-sized double bedrooms with the main bedroom offering a wealth of fitted bedroom furniture, a third single bedroom, and a three-piece shower room in white comprising shower mixer shower over, low-level WC, pedestal wash hand basin.

The loft has been converted to create a fourth bedroom with built in eaves storage. Externally, the front and rear gardens are low maintenance, with the front garden enjoying a particularly pleasant aspect overlooking Alkincoats Park. Additionally, there is a driveway to the rear leading to a detached garage with power and lighting.

The property benefits from the modern-day comforts of double glazing and gas-fired central heating, and an internal inspection is recommended to fully appreciate the accommodation on offer. This property combines modern comforts with an attractive setting and is an ideal family home.



Total area: approx. 123.9 sq. metres (1334.2 sq. feet)



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