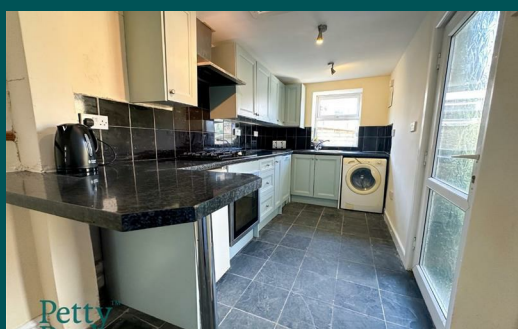


Because life is

Petty<sup>TM</sup>  
Real

31 Derby Street  
Colne  
BB8 9AA



For Sale

Reduced £99,950

- Spacious mid terrace
- Within walking distance of amenities
- Ideal for a family
- Lounge
- Living room

- Kitchen
- Three bedrooms (incl attic)
- Cellar
- Yard to the rear
- No chain

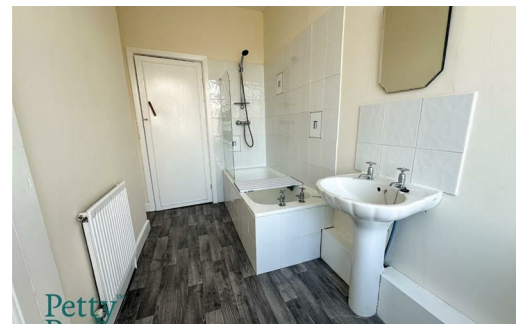
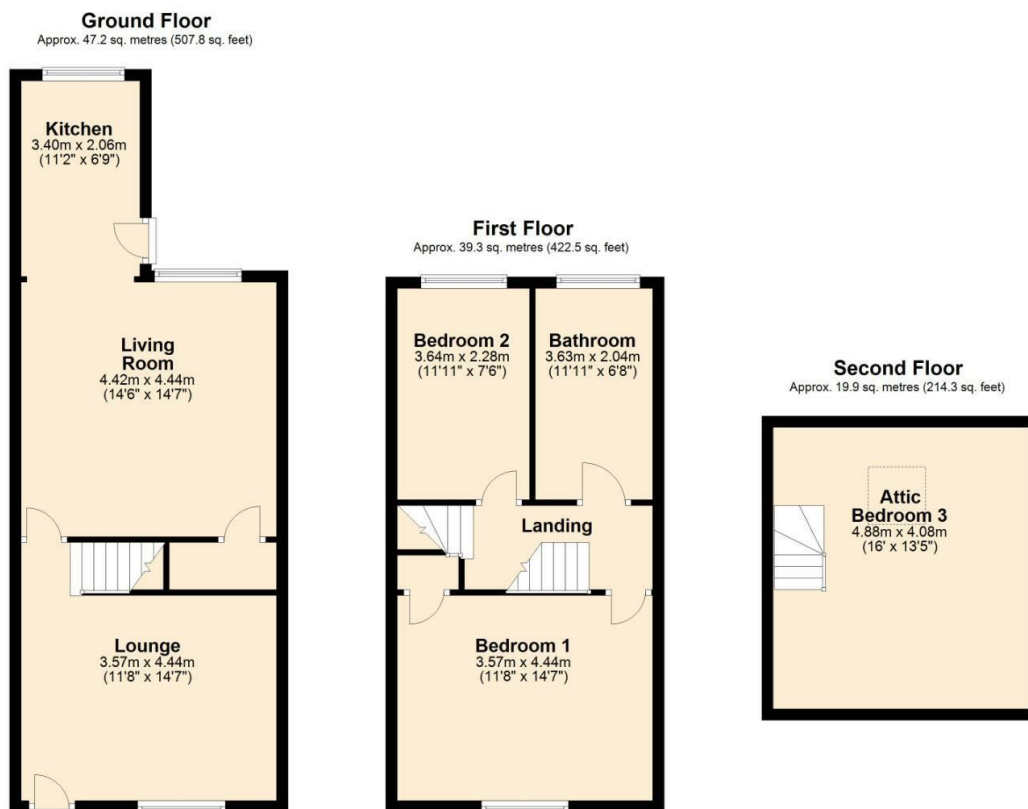




An opportunity has arisen to purchase a spacious flush-faced mid-terrace dwelling situated in a popular and convenient location off Albert Road. This charming property presents an ideal purchase for first-time buyers or growing families, offering a blend of comfort and convenience in a sought-after neighborhood. The mid-terrace design ensures a cosy and secure environment, perfect for creating a welcoming home.

The interior boasts two well-proportioned reception rooms and a functional kitchen, providing ample space for both relaxation and entertaining. The property includes three bedrooms, one of which is in the attic, offering flexible living arrangements to suit various needs. Additionally, there is a cellar, providing extra storage space or potential for further development.

Externally, the property features an enclosed yard to the rear, providing a private outdoor space ideal for relaxation or entertaining guests. The enclosed yard enhances the property's appeal, offering a safe play area for children or a tranquil retreat for adults. Additionally, the property benefits from permit resident's parking to the front, ensuring hassle-free parking for residents and visitors alike. The location off Albert Road places the property within easy reach of local amenities, schools, and transport links, making it an excellent choice for those seeking a practical and accessible living environment.



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.

11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)