

Because life is

Petty<sup>TM</sup>  
Real

46 Gordon Street  
Colne  
BB8 0NF



For Sale

Price £105,000

- Spacious mid terrace
- Ideal for a family or first time buyers
- Located near to amenities and schools
- Two reception rooms
- Separate kitchen

- Three bedrooms (including attic)
- Cellar
- Rear yard
- Central heating & double glazing
- No chain



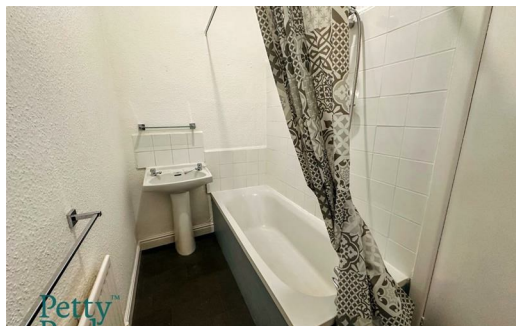
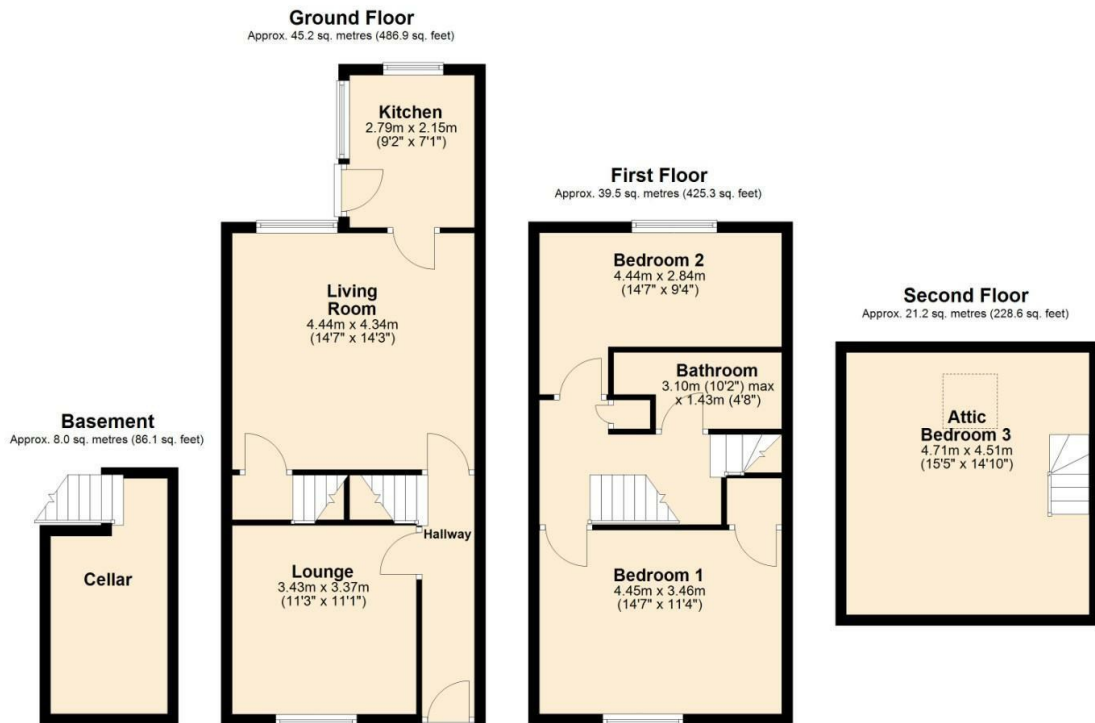
Substantial stone built three bedroom mid terrace providing extensive family living accommodation arranged over four floors. Located in the popular area of Colne close to schools, amenities, and transport links. This property would be perfect for first-time buyers or would suit a family looking for more space.

On entering the property to the ground floor you are greeted by the entrance hallway where the staircase ascends to the first floor. To the front of the property is a good sized lounge. To the rear of the property is the larger of the two reception rooms with gas with surround. There is also a cellar. The separate kitchen houses a range of fitted wall and base units with co-ordinating working surfaces and a UPVC double glazed door which exits to the L shaped enclosed rear yard.

On the first floor the master bedroom is situated to the front of the property and comprises an excellent double with walk in wardrobe. There is a further double bedroom situated to the rear of the property with UPVC double glazed window to the gable elevation. The bathroom houses a three piece suite comprising low level wc, pedestal hand wash basin and paneled bath with linen cabinet housing the gas fired central heating boiler. On the second floor is a third double bedroom with extensive storage area to the eaves.

Externally, to the front of the property is a garden forecourt with natural stone boundary walling and to the rear is an L shaped enclosed yard with outbuilding.

No onward chain.



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)