

Because life is

Petty<sup>TM</sup>  
Real

8 Wordsworth Road  
Colne  
BB8 9RH

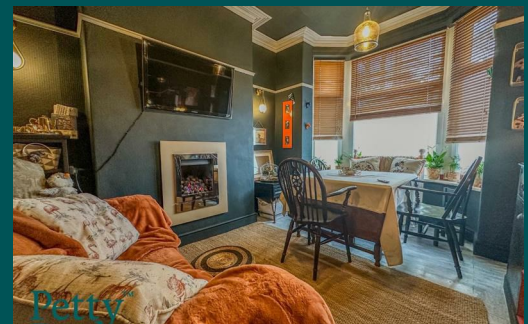


Petty<sup>TM</sup>

- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



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## For Sale

- Garden Fronted Mid-Terrace
- Three Bedrooms Incl. Attic
- Two Reception Rooms
- Modern Bathroom
- Bay Fronted Windows

## Auction Guide £90,000

- Close To Local Amenities
- Good Transport Links
- Close To Good Schools
- Ideal For First Time Buyers or Growing Families
- Tax Band - B





**\*\*NO CHAIN\*\***

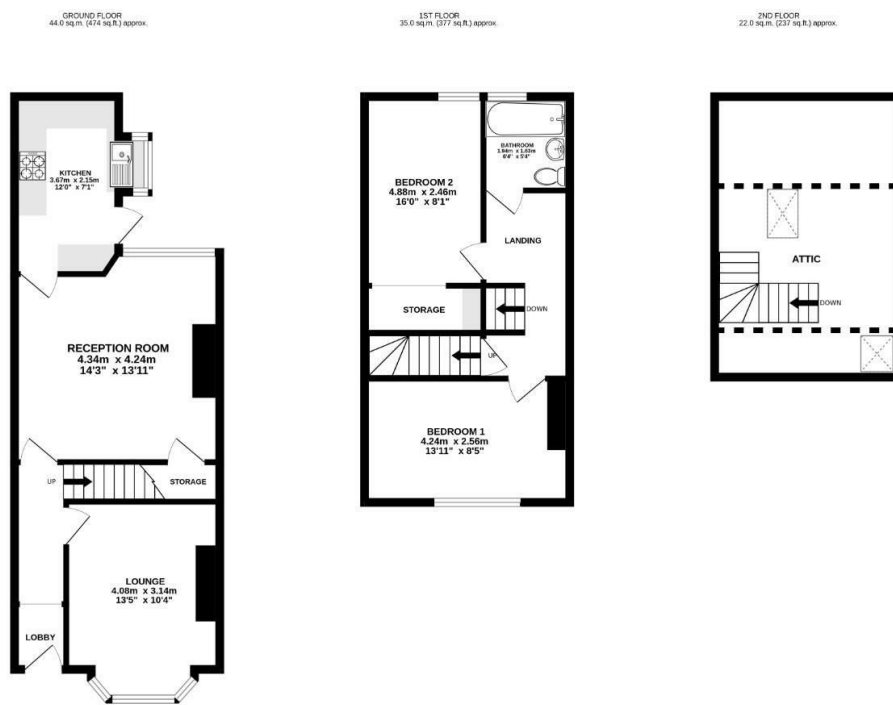
Introducing this spacious, eco-friendly mid-terrace property situated in an established and popular residential area off North Valley Road in Colne. Boasting modern eco-friendly features, including solar panels and an air source heat pump, this property offers both sustainability and cost-effectiveness, making it an excellent choice for environmentally conscious buyers.

The accommodation briefly comprises on the ground floor, entrance lobby leading to entrance hallway with stairs providing access to the first floor, excellent sized lounge with bay fronted window and living flame gas fire and surround, second reception room with living flame gas fire and surround and useful under stair storage cupboard. There is a separate fitted kitchen housing an excellent range of fitted wall and base units with complementary work surfaces and splash backs, with integrated oven and gas hob, stainless steel sink unit, plumbing for automatic washing machine and UPVC double glazed door leading out into the rear garden.

To the first floor a landing leads to an excellent sized double bedroom to the front of the property, a generous second double bedroom to the rear with a walk-in wardrobe, and a fully tiled, three piece bathroom comprising low-level WC, wall mounted wash basin and paneled bath with overhead shower. There are stairs from the first floor landing to the second floor where there is an excellent sized attic bedroom.

Externally, to the front of the property is a garden forecourt and to the rear is an excellent sized low maintenance garden.

The property benefits from the modern day comforts of UPVC double glazing and central heating provided by the air source heat pump. An internal inspection is recommended.



**TOTAL FLOOR AREA: 101.0 sq.m. (1088 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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