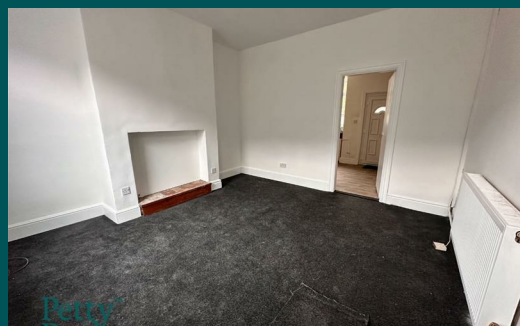


Because life is

Petty<sup>TM</sup>  
Real

13 Cleveland Street  
Colne  
BB8 0BD



For Sale

Price £75,000

- Charming terraced property
- Cosy lounge
- Well appointed dining kitchen
- Two bedrooms
- 3-piece bathroom
- Local amenities, shops and restaurants closeby
- Spacious backyard
- Viewing essential



Welcome to this charming terraced house located on Cleveland Street in the picturesque town of Colne. This delightful property boasts a cosy lounge, a well-appointed kitchen, two lovely bedrooms, and a convenient three-piece bathroom.

Situated in a mid-terrace position, this home offers a warm and inviting atmosphere perfect for those seeking a comfortable living space. The lounge provides a relaxing area to unwind after a long day, while the kitchen is ideal for preparing delicious meals to enjoy with family and friends.

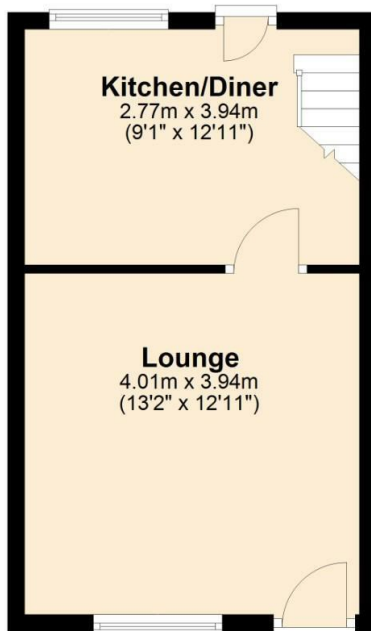
With two bedrooms, there is ample space for a small family, a couple, or even for those looking for a spare room to use as a home office or guest bedroom. The three-piece bathroom ensures convenience for all residents.

Located in Colne, this property benefits from being in a vibrant town with a strong sense of community. Enjoy the local amenities, shops, and restaurants that are just a stone's throw away.

Don't miss out on the opportunity to make this lovely terraced house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

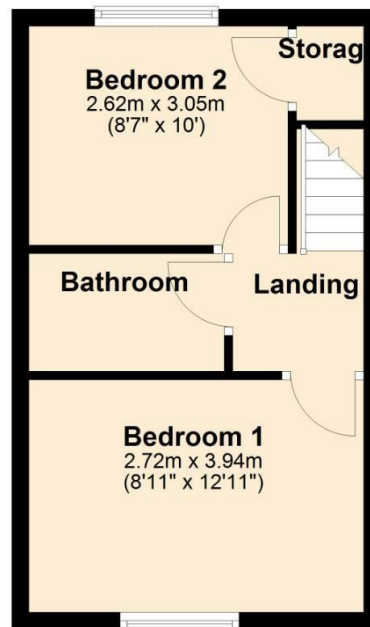
### Ground Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



### First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 54.4 sq. metres (585.0 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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)