

Because life is

PettyTM Real

5 Talbot Street
Colne
BB8 9HB



For Sale

£100,000

- Spacious mid terrace quasi
- Popular location
- Ideal for a family
- Lounge
- Dining kitchen

- Three bedrooms
- Modern three piece bathroom
- Garden to the rear
- Off road parking
- No chain



Petty Real Estates Agents are now in receipt of an offer for the sum of £115,000 for 5 Talbot Street, Colne, Lancashire BB8 9HB

Anyone wishing to place an offer on the property should contact Petty Real Estate Agents, 11 Albert Road, Colne BB8 0RY Telephone: 01282 868686 before exchange of contracts.

Spacious mid one of four quasi terrace, located in an established and popular residential area of Colne, just a short distance from North Valley Retail Park, which offers an excellent range of amenities including Aldi, Lidl, Sainsbury's, and TK Maxx. The property is also conveniently positioned for easy access to the M65, providing direct links to the national motorway network.

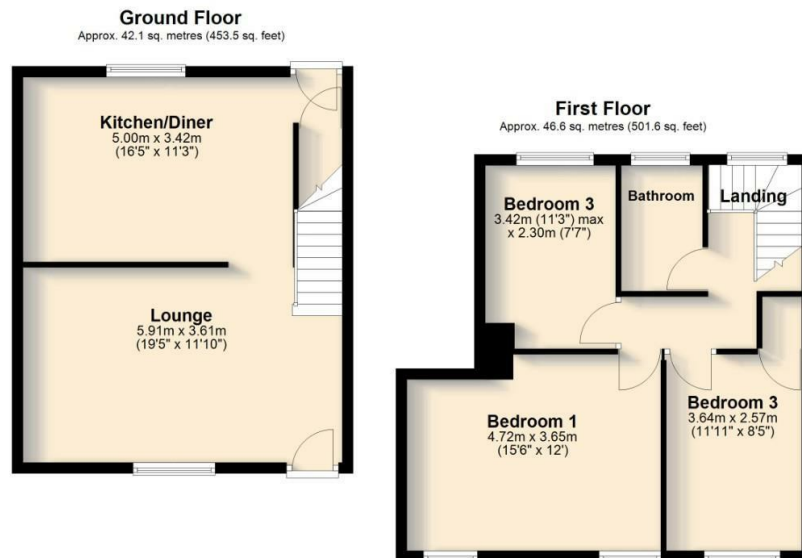
Offering well-proportioned living accommodation over two floors, the property briefly comprises on the ground floor a spacious lounge with stove, stairs leading to the first floor, and an under-stairs storage cupboard. The fully fitted dining kitchen is equipped with a good range of wall and base units, complementary work surfaces, and splash backs, along with plumbing for an automatic washing machine. Access to the enclosed rear garden.

The first floor features a landing leading to two generously sized double bedrooms and a third single bedroom, ideal for a home office or nursery. The modern three-piece bathroom suite includes a bath, WC, and wash basin.

Externally, the property benefits from off-road parking to the front, ensuring added convenience. Both the front and rear gardens are of good size, offering outdoor space for relaxation or further landscaping potential.

With the modern-day comforts of double glazing and gas-fired central heating, and the advantage of no onward chain, this property presents a fantastic opportunity for first-time buyers, families, or investors alike.

All services/appliances have not and will not be tested



Total area: approx. 88.7 sq. metres (955.2 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.

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