

Because life is

PettyTM Real

23 Hanover Street
Colne
BB8 9HD



For Sale

Price £75,000

- Garden fronted mid-terrace
- Popular location
- Ideal for first time buyer
- Some TLC required
- Entrance porch & lounge

- Kitchen dinner & lean-to
- Two bedrooms
- Shower room
- Small garden to the rear
- No chain



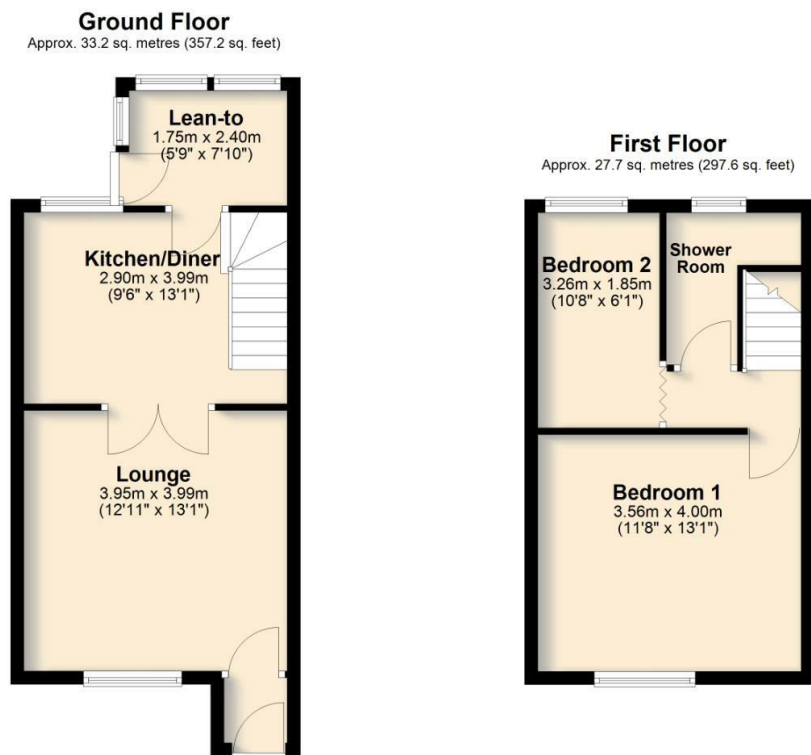
Situated on Hanover Street in the heart of Colne, this charming two-bedroom mid-terrace property is ideal for first-time buyers or those looking to downsize. Offered with no onward chain, it provides a fantastic opportunity to step onto the property ladder in a convenient and well-connected location.

The accommodation begins with a useful entrance porch, perfect for coats and shoes, which leads into a cosy yet spacious lounge. This welcoming living area offers a comfortable setting for relaxing and entertaining.

To the rear, the dining kitchen is fitted with a range of base and wall units and provides space for everyday meals. A lean-to extension off the kitchen adds further practicality, housing a ground floor WC and offering access to the rear garden.

Upstairs, the property features two bedrooms, both of a good size, along with a modern shower room comprising a shower cubicle, low-level WC, and wash basin. The layout is ideal for couples, small families, or individuals needing a guest room or office space.

Externally, there is a low-maintenance garden forecourt to the front and a small garden area to the rear. Located within walking distance of Colne town centre and local amenities, this home combines convenience with great potential.



Total area: approx. 60.8 sq. metres (654.9 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.