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Real

9 Dent Street  
Colne  
BB8 8JG



For Sale

Reduced £145,000

- Good sized semi-detached dwelling
- Quiet location
- Ideal for first time buyer or downsizer
- Entrance hall
- Lounge with bay window

- Brand new fitted dining kitchen
- Two double bedrooms
- Brand new three piece bathroom
- Residents parking to the front
- Garden with outside store to the rear





Nestled on the ever-popular Dent Street in Colne, this attractive semi-detached home presents an ideal opportunity for first-time buyers, small families, or those looking to downsize. With a welcoming feel and a modern finish throughout, the property blends traditional charm with thoughtful contemporary upgrades.

The house offers two spacious double bedrooms, both well-proportioned and filled with natural light. Each room has been tastefully decorated, creating a neutral canvas ready for personal touches. The layout provides comfortable and versatile living space, perfect for modern lifestyles.

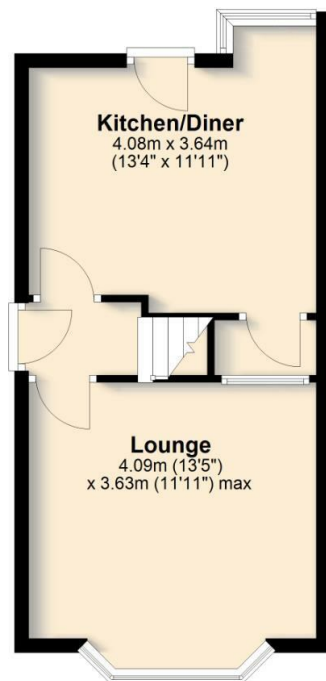
A standout feature of the home is its brand-new kitchen and bathroom, both recently installed to a high standard. The kitchen boasts stylish units and worktops with integrated appliances, while the sleek bathroom includes a fresh three-piece suite designed with practicality and comfort in mind.

Further improvements include a new boiler and a full electrical rewire, ensuring both peace of mind and energy efficiency for the new owners. These updates complement the home's well-maintained condition and ensure minimal immediate maintenance is required.

Externally, the property benefits from residents' parking and a private rear garden—a lovely space to relax or entertain during warmer months. Conveniently located close to local schools, shops, and transport links, this Dent Street gem is ready to move into and enjoy.

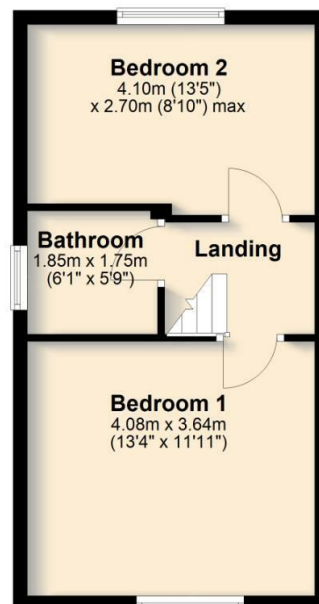
### Ground Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 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.



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