

Because life is

PettyTM Real

97 Birtwistle Avenue
Colne
BB8 9RT



For Sale

Price £125,000

- Mid one of four quasi
- Popular location
- Ideal for a family
- Some cosmetic attention required
- Entrance porch & lounge

- Fitted kitchen
- Conservatory
- Three bedrooms & loft
- Modern three piece shower
- Gardens front & rear



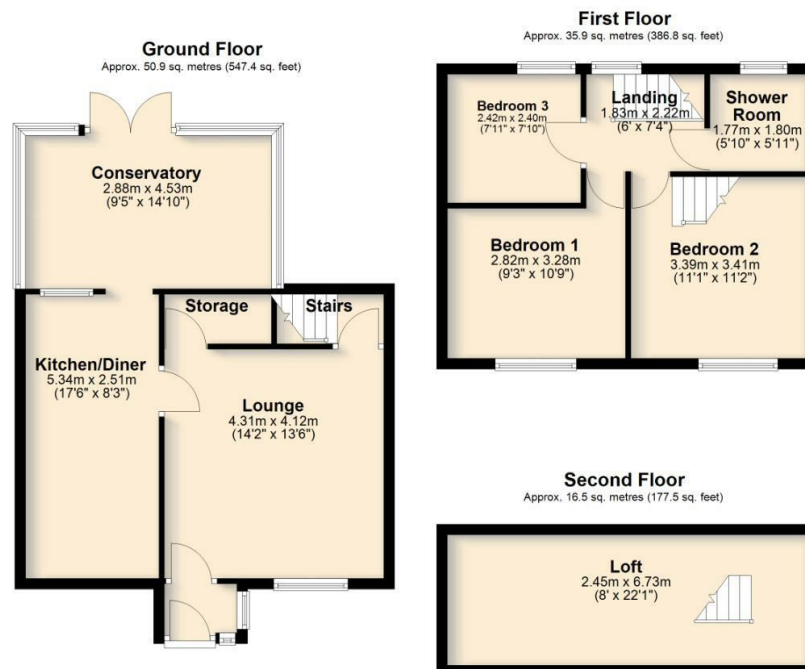
Situated on Birtwistle Avenue in Colne, this mid quasi-semi home (one of four) offers a fantastic opportunity for buyers looking to add their own touch. The property benefits from both front and rear gardens, providing outdoor space for relaxation, entertaining, or future landscaping projects. With a little TLC, this home has great potential to become a comfortable and stylish residence.

Upon entering the home, you are greeted by a welcoming porch leading into the main lounge. The lounge is generously sized, perfect for family living and relaxing evenings. Natural light flows through the front window, and there's plenty of space to arrange furniture to suit your needs.

The fitted kitchen is practical and connects directly to the conservatory at the rear, offering an ideal space for dining or enjoying views over the garden. The conservatory provides a versatile extra room that could be used as a second sitting area, dining room, or home office.

Upstairs, the property offers three bedrooms—ideal for a small family or those needing guest rooms or workspace. A modern shower room adds a contemporary touch, while a loft provides valuable additional storage.

Overall, this home presents a great chance to create a personalised living space in a popular residential location.



Total area: approx. 103.3 sq. metres (1111.7 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