

Because life is

# Petty<sup>TM</sup> Real

5 Milford Street  
Colne  
BB8 9QH



## For Sale

- No onward chain for a smooth purchase
- Two-bedroom semi-detached home in a popular Colne location
- Spacious lounge diner with dual aspect
- Kitchen positioned adjacent to the lounge at the rear
- Entrance porch and central hallway

Reduced £159,950

- Driveway parking and attached garage
- Store room to rear of garage – ideal for utility conversion
- Well-proportioned bedrooms and first-floor bathroom
- Manageable garden to the rear
- Excellent renovation opportunity for first-time buyers or investors





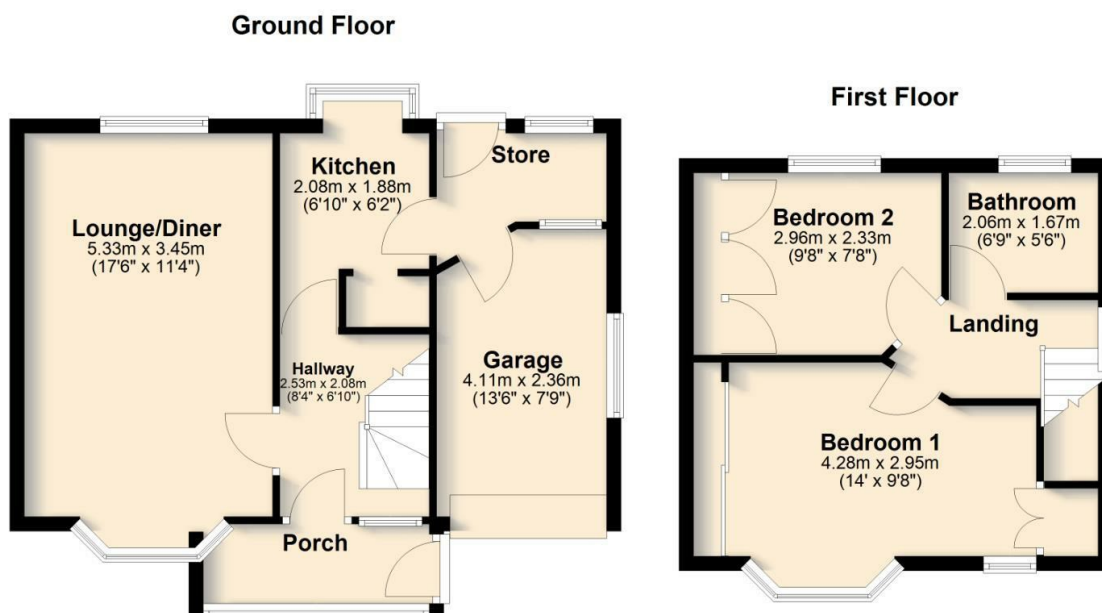
Situated in a well-established residential location in Colne, this traditional two-bedroom semi-detached home is offered for sale with no onward chain, making it an ideal opportunity for those looking for a straightforward purchase with potential. Set behind a pleasant front garden, the property benefits from a driveway providing off-road parking and an attached garage for further convenience.

A practical porch leads into a welcoming hallway, which connects the ground floor accommodation. The spacious lounge diner offers a comfortable and versatile living space, with a dual aspect allowing for plenty of natural light. Adjacent to this room, and positioned to the rear of the property, is the kitchen, conveniently located next to the lounge for ease of layout and future modernisation potential.

To the first floor are two well-proportioned bedrooms along with a bathroom, which offers scope for updating to suit individual tastes. Throughout, the property presents as dated, providing the perfect blank canvas for renovation and improvement.

Externally, the rear garden provides a manageable outdoor space ideal for relaxing or pottering. At the back of the garage is a useful store room which presents an excellent opportunity to convert into a utility room or workshop, subject to requirements.

A superb prospect for first-time buyers, downsizers or investors seeking a home they can personalise, in a sought-after and convenient Colne location.



Total area: approx. 77.5 sq. metres (834.5 sq. feet)

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



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