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38 Langroyd Road
Colne
BB8 9EN



For Sale

Price £140,000

- Spacious, recently modernised mid terrace home
- Ideal for a first time buyer
- Welcoming lounge to the front of the property
- Open-plan kitchen and rear reception room
- Refurbished kitchen with modern units and work surfaces
- Two generous double bedrooms on the first floor

- Newly installed modern bathroom suite with contemporary tiling
- Fully-boarded loft space accessed via pull-down ladder
- Garden forecourt to the front and private enclosed rear yard
- Offered for sale with no onward chain



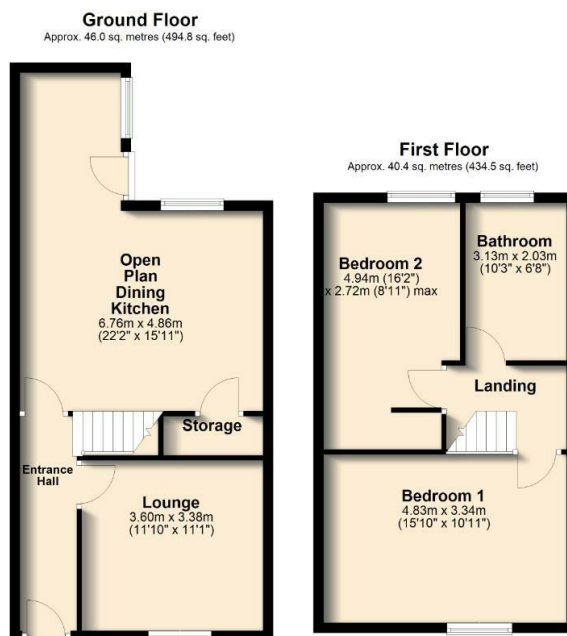
This spacious, recently modernised mid terrace on Langroyd Road, Colne, offers an excellent opportunity for buyers seeking a stylish, move-in-ready home. Conveniently located close to local amenities, schools, and transport links, the property combines contemporary updates with generous living space throughout.

To the front of the property, there is a welcoming lounge, providing a comfortable and inviting space for relaxation. At the rear, the kitchen and back reception room have been opened up to create a bright, open-plan living and dining area. Both rooms feature remote-operated fires, adding warmth and a touch of sophistication. The refurbished kitchen boasts modern units and work surfaces, offering excellent storage and practicality.

To the first floor, there are two double bedrooms, each offering ample floor space and flexibility for furniture arrangements. A newly installed modern bathroom suite serves the bedrooms, complete with contemporary tiling and quality fixtures. From the landing, a pull-down ladder leads to a fully-boarded loft space complete with lights and electrics, providing useful additional storage.

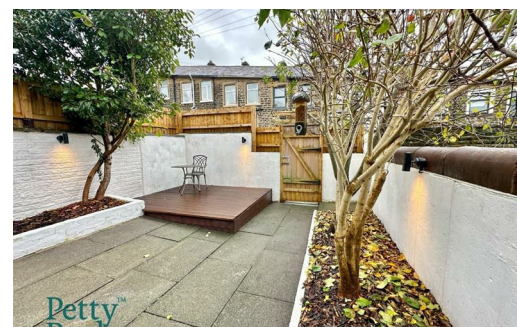
Externally, the property enjoys a garden forecourt to the front, adding kerb appeal, and a private, enclosed rear yard, ideal for outdoor seating or low-maintenance gardening.

Offered with no onward chain, this property is a turnkey option for buyers seeking comfort, style, and practicality. A viewing is highly recommended to fully appreciate the flexible layout, modern upgrades, and thoughtful design throughout.



Total area: approx. 86.3 sq. metres (929.3 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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