

Because life is

PettyTM
Real

30 Dudley Street
Colne
BB8 0QW



For Sale

Price £115,000

- Mid-terrace home in Colne
- Ideal for a first time buyer or investor
- Sought after location
- Lounge
- Open plan kitchen & dining room/living room

- Three piece bathroom
- Two bedrooms
- Attic
- Requires some modernisation
- Available with no onward chain



Located in a convenient area of Colne, this mid-terrace home offers an excellent opportunity for first-time buyers or investors looking for a property with potential. Requiring some modernisation, the property provides a blank canvas for anyone wishing to create a comfortable and stylish home.

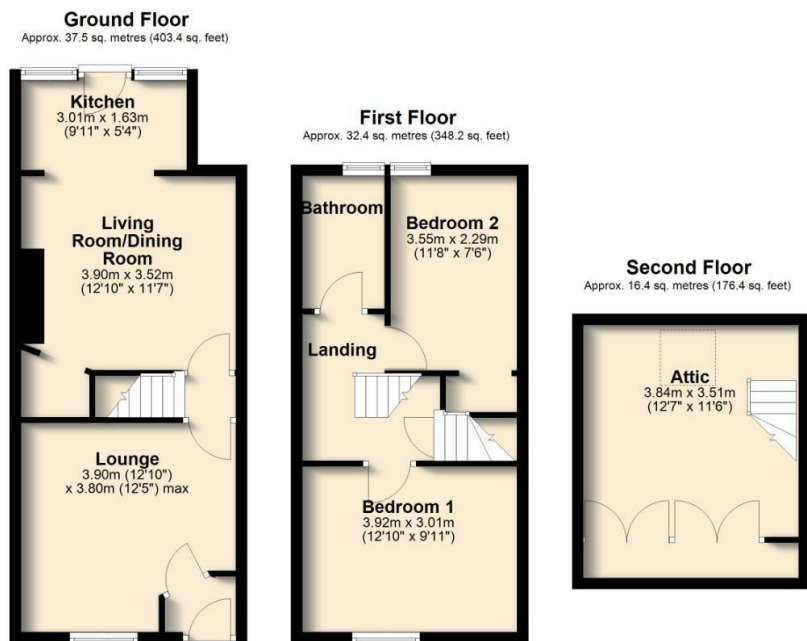
The property features a garden forecourt to the front, leading into a welcoming lounge that provides a cozy space for everyday living. The ground floor also benefits from an open-plan dining kitchen and living area, offering versatile space for cooking, dining, and entertaining.

To the first floor, there are two bedrooms, both of a good size, and a family bathroom, providing practical accommodation for a small family or couple. The property also includes attic space, offering additional storage or the potential for conversion subject to planning.

Externally, the property boasts a rear yard.

Additional benefits include gas-fired central heating and double glazing, helping to provide modern comforts throughout. Offered with no onward chain, this property is ready for a buyer looking to add value and make it their own.

With its convenient location and potential, viewing is highly recommended to fully appreciate what this home has to offer.



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

All floorplans provided 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