

Because life is

Petty Real<sup>TM</sup>

6 Buttermere Avenue  
Colne  
BB8 7RB



For Sale

£200,000

- Spacious semi detached bungalow
- Sought after location
- Ideal for someone downsizing
- Lounge
- Fitted dining kitchen
- Modern shower room
- Two double bedrooms
- Office/Study
- Gardens front & private garden to the rear
- Off road parking



A modern semi detached true bungalow in an established and popular residential area of Colne, a short distance away from local amenities and public transport links.

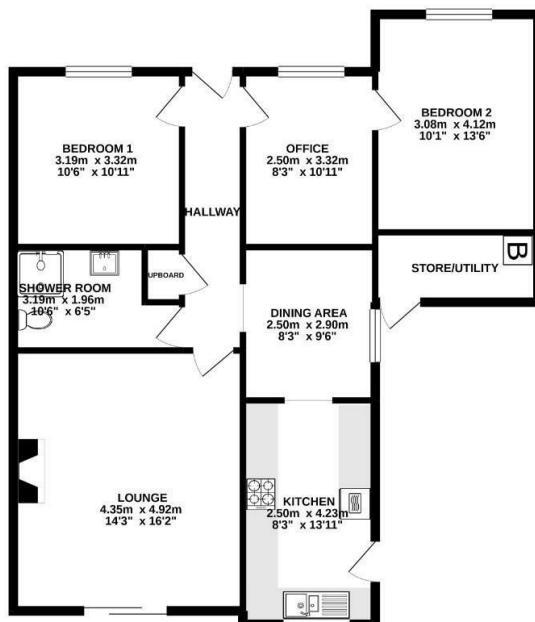
The property is immaculately presented throughout and briefly comprises, good sized lounge with fireplace and gas fire and sliding UPVC double glazed patio doors leading to the front garden. There is a good sized modern dining kitchen housing an excellent range of modern wall and base units with complementary work surfaces and splash backs, integrated oven and electric hob with pull out extractor fan over and 1½ bowl sink unit. Inner hallway provides access to the bedrooms and to the rear garden.

The main double bedroom is generously sized, and there's an adjacent office or study that provides access to another double bedroom. The modern three-piece shower room offers a comfortable experience, with a spacious shower cubicle, mixer shower with digital thermostatic control, a vanity sink unit with a wash basin and storage cupboard underneath, a toilet, and a heated towel rail.

Outside, the property boasts a low-maintenance garden forecourt in the front and a driveway leading to an attached store room equipped with power and lighting. This versatile space also features plumbing for automatic washing machines and dryers, along with a wall-mounted gas-fired combination boiler. The private rear garden is spacious and includes a lawn area and a delightful patio, perfect for outdoor relaxation and entertaining.

The property benefits from the modern day comforts of double glazing and gas fired central heating and we would recommend an early viewing appointment so as not to miss out.

GROUND FLOOR  
86.6 sq.m. (932 sq.ft.) approx.



TOTAL FLOOR AREA: 86.6 sq.m. (932 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and does not represent a current or any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. Please inspect the property before purchase.



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