

Because life is

PettyTM
Real

21 Oak Mill Drive
Colne
BB8 0AJ



For Sale

£925 PCM

- Semi Detached
- Two Bedrooms
- Enclosed Garden
- Off Road Parking
- Built in Fridge Freezer

- Close To Colne Town Centre
- Council Tax: B
- EPC: C
- Deposit £925
- No Smokers



Between the town and some of Lancashire's best countryside, it offers the best of both worlds. The beauty spots of Lake Burwain and Noyna Rocks are a short walk away and offer outstanding views which are among the best in Lancashire and Foulridge Wharf, on the Leeds and Liverpool Canal, is a pleasant walk from Langroyd Place.

You can enjoy a leisurely breakfast or ice-creams, coffee and cake in the converted carriers warehouse, which becomes a bistro in the evenings.

There are great opportunities for leisure, with cycling and walking alongside the canal, sailing on Lake Burwain with the stunning backdrop of Pendle Hill, golfing to be enjoyed in the countryside setting of Colne Golf Club.

Neighbouring Colne town centre with its thriving independent shops, restaurants, bars and theatres is handy for Langroyd Place and the North Valley Retail Park for national stores and supermarkets is just around the corner.

Our attractive cul-de-sac development of 32 two and three bedroom family homes and bungalows makes this a perfect setting for families to put down roots.

Langroyd Place enjoys a sunny position with attractive mature trees at the edge of the development making this a great neighbourhood to live in, on a popular gateway in and out of Colne.

Sacred Heart Roman Catholic Primary School, Colne and St Michael and All Angels School in neighbouring Foulridge have both been rated GOOD by Ofsted.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

A holding deposit capped at one weeks rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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.

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