

Because life is

PettyTM
Real

22 Keighley Road
Laneshawbridge
BB8 7HU



For Sale

Reduced £150,000

- Spacious mid-terrace
- Sought after village location
- Ideal for a family
- Lounge & kitchen
- Basement room

- Two bedroom & bathroom
- Two 2nd floor attic spaces
- Rear yard
- Views to the rear
- No chain



Situated in the sought-after village of Laneshawbridge, this mid-terrace four-storey property on Keighley Road offers spacious and versatile accommodation ideal for a range of buyers. Enjoying a pleasant outlook to the rear over open countryside, the home combines village charm with convenient access to Colne's amenities and transport links.

On the ground floor, the property features a lounge with a feature fireplace, providing a welcoming and cosy space for relaxing, alongside a fitted kitchen with units and work surfaces, offering practical day-to-day functionality. The layout allows immediate liveability while providing scope for personalisation.

The lower ground floor comprises a spacious basement room, which offers excellent potential to be converted into a dining kitchen, utility area, or additional living space, subject to any necessary consents. This flexibility will appeal to buyers looking to enhance the property's value and functionality.

To the first floor, there is a well-proportioned bedroom alongside the house bathroom, providing a comfortable living arrangement. The second floor offers a further good-sized double bedroom, enjoying far-reaching countryside views to the rear, making it an ideal main bedroom or guest space.

Externally, there is a small yard to the rear, with the elevated position to the rear ensuring a peaceful backdrop. This four-storey terrace in Laneshawbridge represents an excellent opportunity for those seeking a characterful home with potential in a desirable village setting.



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