

Because life is

PettyTM
Real

3 Lancaster Street
Colne
BB8 9AZ



For Sale

Price £155,000

- Bay fronted mid terrace property
- Sought after location
- Forecourt garden to the front
- Enclosed rear yard with garage
- Two reception rooms

- Fitted kitchen and useful cellar
- Two double bedrooms
- Attic third bedroom
- Contemporary four piece bathroom
- Viewing highly recommended



Situated in a popular residential area of Colne, this charming bay-fronted mid-terrace property offers deceptively spacious accommodation arranged over four floors. Boasting a blend of character and modern comforts, the home is ideal for growing families or buyers seeking versatile living space. Externally, the property benefits from a forecourt garden to the front, an enclosed rear yard and the added advantage of a garage.

Upon entering, you are welcomed into a hallway that provides access to the principal reception rooms. To the front is a generously proportioned bay-fronted lounge, filled with natural light and offering an inviting atmosphere. To the rear sits a second, smaller reception room, enhanced by a charming stove which creates a cosy focal point, perfect for relaxing evenings or use as a dining or sitting room.

The fitted kitchen offers a practical range of units and work surfaces, providing ample space for everyday cooking and dining needs. Access to the cellar provides valuable storage potential and further enhances the practicality of the home.

To the first floor, the property offers two spacious double bedrooms, both well presented and proportioned. Completing this level is a stylish contemporary four-piece bathroom suite, incorporating both a bath and separate shower for added convenience.

The accommodation continues to the second floor where an attic conversion creates a useful third bedroom, ideal as a guest room, home office or private main bedroom. Offering character, space and excellent versatility, this delightful home is one not to be missed.



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