

Because life is

PettyTM
Real

24 West Street
Colne
BB8 0HW



For Sale

Price £90,000

- Spacious mid-terrace property
- Near to town centre
- Two well-proportioned reception rooms offering flexible living space
- Fitted kitchen with good storage and work surface space
- Two good sized bedrooms to the first floor

- Four-piece bathroom with bath and separate shower
- Useful attic space ideal for storage
- Gas central heating throughout
- Double glazing installed
- No onward chain



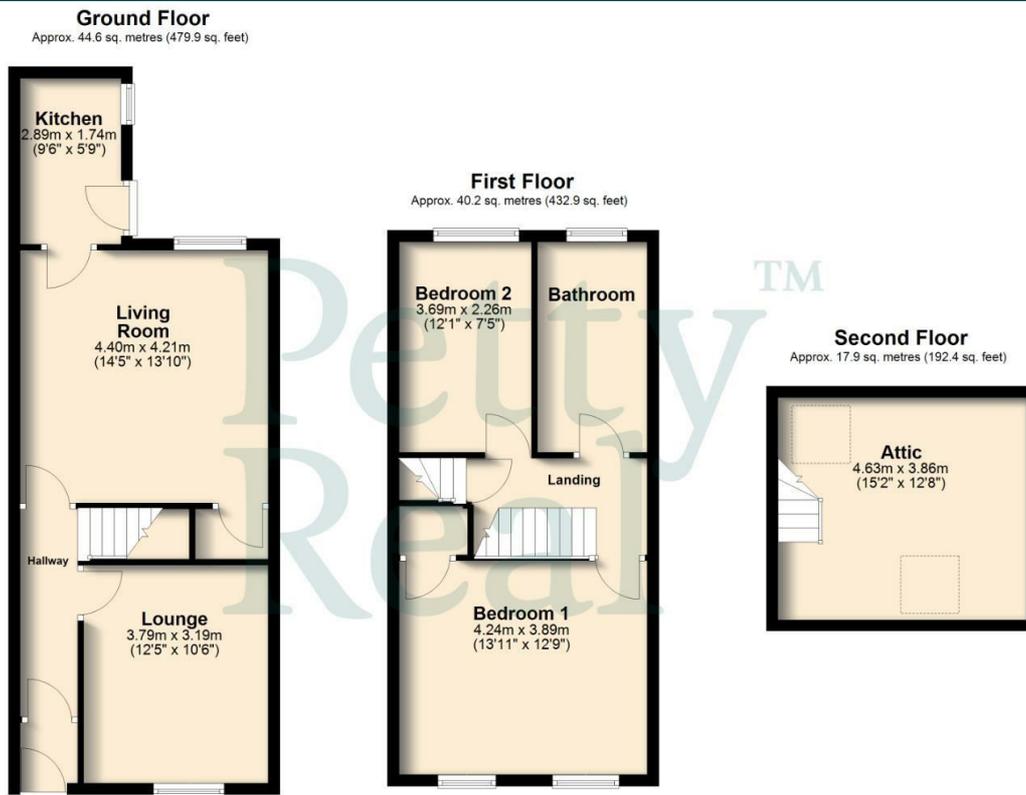
Located in a popular and well-established residential area, this spacious mid-terrace home on West Street, Colne offers generous living accommodation and would be well suited to a range of buyers including first time purchasers, landlords, or those looking to downsize. The property benefits from being offered to the market with no onward chain, helping to simplify and speed up the buying process.

Upon entering the property, you are welcomed into an entrance hallway which provides access to the main ground floor rooms. The home boasts two well-proportioned reception rooms, offering flexible living space ideal for both relaxing and entertaining. To the rear, the fitted kitchen provides ample storage and workspace.

To the first floor, the property offers two good sized bedrooms, both capable of accommodating double beds and additional furnishings. The four-piece bathroom suite is particularly attractive, comprising a bath, separate shower enclosure, wash basin, and WC.

Externally, the property has the typical low maintenance terrace frontage and enclosed rear yard. The attic space provides useful additional storage and potential for further use, subject to any necessary consents.

The property benefits from central heating and double glazing throughout, enhancing comfort and energy efficiency. Early viewing is highly recommended.



Total area: approx. 102.7 sq. metres (1105.2 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