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61 Derby Street
Colne
BB8 9AF



For Sale

£85,000

- Mid-terrace property in a popular Colne location
- Available with no onward chain
- Entrance hallway
- Two spacious reception rooms
- Fitted kitchen with wall and base units

- Two first floor bedrooms
- Three-piece bathroom suite
- Attic room/occasional third bedroom
- Forecourt to the front
- Enclosed yard to the rear



Located in a popular residential area of Colne, this spacious mid-terrace dwelling offers well-proportioned living accommodation arranged over three floors and is available with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation begins with an entrance hallway leading through to two generous reception rooms. The front reception room provides an excellent lounge space, whilst the second reception room could be utilised as a dining room or additional sitting room, offering flexibility to suit a variety of lifestyles. To the rear is a fitted kitchen housing a range of matching wall and base units with complementary work surfaces and space for domestic appliances.

To the first floor are two well-proportioned bedrooms together with a three-piece bathroom suite comprising a panelled bath with shower over, low-level WC and pedestal hand wash basin.

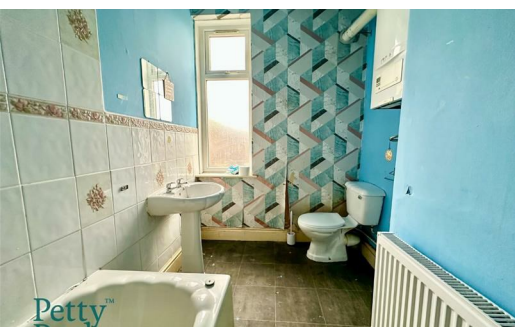
From the landing, stairs lead to a useful attic 3rd bedroom which provides an excellent occasional third bedroom, home office or hobby room.

Externally, the property benefits from a forecourt to the front and an enclosed yard to the rear providing useful outside space. Conveniently positioned close to local amenities, schools and transport links, this property offers excellent potential and early viewing is highly recommended.



Total area: approx. 98.9 sq. metres (1064.1 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.

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