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11 Barrowford Road
Colne
BB8 9QP



For Sale

Price £169,500

- End Of Terrace
- Two Bedrooms
- Well Presented
- Modern Kitchen
- Stylish Shower Room

- Attractive Rear Yard
- Popular Residential Area
- Gas Central Heating & UPVC Double Glazing
- Near to Alkincoats Park
- Short drive to the M65



A stylish, turn-key two-bedroom end-terrace property situated in a popular residential area of Colne. Ideally located close to local amenities, schools and everyday conveniences, the property also enjoys excellent transport connections with the M65 motorway network only a short drive away, providing access to Manchester, Preston and Blackburn. Finished to a high standard throughout, this attractive home is ready to move straight into and would be ideal for first-time buyers looking to take their first step onto the property ladder or for those seeking to downsize.

Upon entering through the UPVC composite front door, you are welcomed into a spacious lounge which immediately sets the tone for the property. A stylish glass partition creates a defined entrance area, while a staircase leads to the first floor. The room is further enhanced by a feature wall that provides an eye-catching focal point, creating a comfortable and contemporary living space.

To the rear of the property is a modern fitted kitchen featuring sleek high-gloss white wall, base and drawer units complemented by coordinating work surfaces. The kitchen is well equipped with a composite sink, integrated fridge and freezer, double oven and a hob with an overhead extractor. A useful storage cupboard/pantry provides additional practicality, while a door offers direct access out to the rear yard.

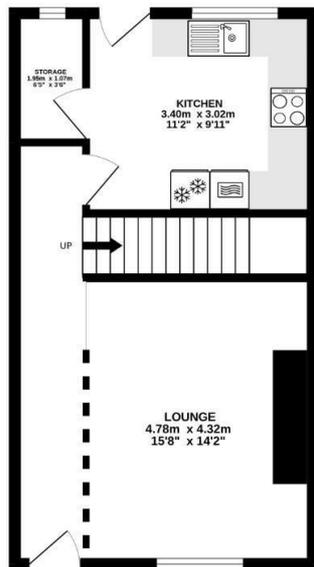
To the first floor, a central landing leads to two well-proportioned bedrooms positioned to the front and rear of the property. Also on this level is a stylish shower room fitted with a modern three-piece suite in white comprising a low-level WC, pedestal wash basin and shower enclosure, along with a useful built-in storage cupboard.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing throughout.

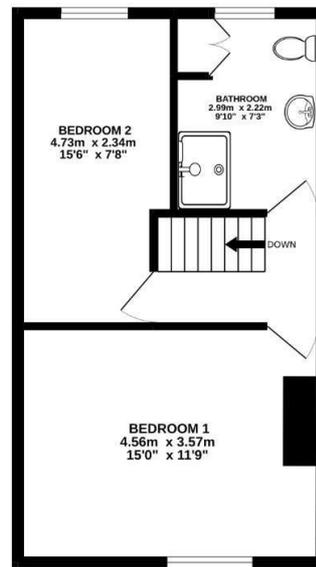
Externally, to the rear there is an attractive enclosed yard providing a private and low-maintenance outdoor space.

An internal viewing is highly recommended.

GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA - 73.3 sq.m. (789 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk