

Because life is

PettyTM
Real

38 Portland Street
Colne
BB8 0LX



For Sale

£115,000

- Popular Portland Street location in Colne
- Mid-terrace property
- Two separate reception rooms
- Modern fitted kitchen
- Two well-proportioned bedrooms

- Three-piece bathroom suite
- Bath, wash basin and WC (no shower)
- Enclosed rear yard
- Ideal first-time buy or investment opportunity
- Viewing recommended



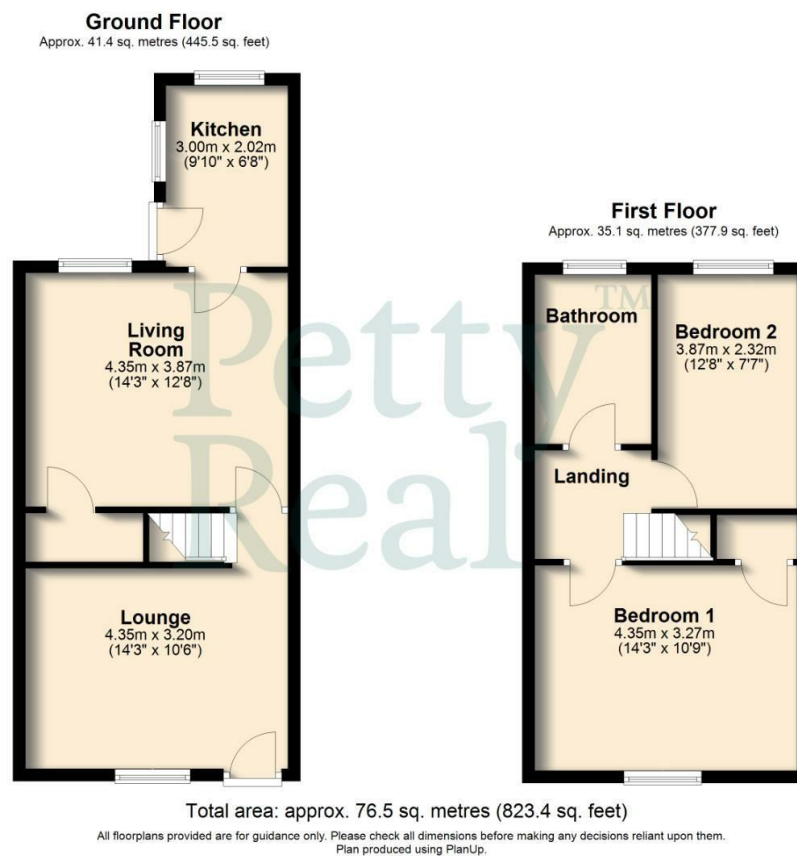
Situated on the popular Portland Street in Colne, this mid-terrace property offers an excellent opportunity for buyers seeking a home with character and scope for improvement. Well positioned close to local amenities, schools and transport links, it will appeal to first-time buyers, downsizers and investors alike.

The accommodation opens directly into the front reception room, a comfortable living space with ample room for furnishings. To the rear is a second reception room, ideal as a dining room or additional sitting area, providing flexibility for modern living and everyday use.

Beyond the second reception room is a modern fitted kitchen, equipped with wall & base units and practical worktop space. The layout is functional and well arranged, with access to the rear yard, while still offering potential for further updating or personalisation to suit individual tastes.

The first floor hosts two well-proportioned bedrooms, each offering good natural light and space for bedroom furniture. Completing the accommodation is a three-piece bathroom suite, comprising a panelled bath, wash basin and WC.

Externally, the property benefits from a low-maintenance rear yard, ideal for outdoor seating or storage. Although some updating is required throughout, the property offers excellent potential to create a comfortable and appealing home in a convenient Colne location.



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.