

Because life is

PettyTM
Real

47 Oak Street
Colne
BB8 0AZ



For Sale

Price £95,000

- Mid-terrace property in a popular Colne location
- Entrance hallway
- Two spacious reception rooms
- Fitted kitchen to the rear
- Separate utility area

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



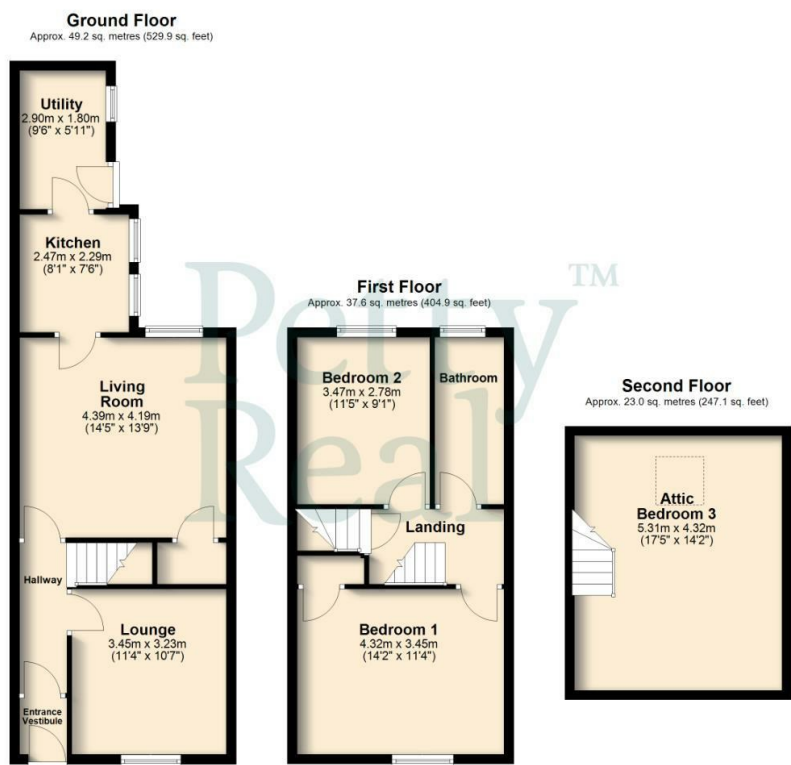
Situated in a well-established residential area of Colne, this mid-terrace property on Oak Street offers spacious and versatile living accommodation suited to a range of buyers. Conveniently located for access to local amenities, schools and transport links, the property presents an excellent opportunity for first time buyers, families or investors seeking a well-proportioned home.

The ground floor accommodation begins with an entrance hallway providing access to the main living areas. There are two reception rooms, offering flexibility for use as a lounge and dining room or additional sitting space if required. Both rooms are generously sized and provide a comfortable setting for everyday living and entertaining.

To the rear of the property is the kitchen, which offers a practical layout with space for essential appliances and storage. Leading off the kitchen is a useful utility area, providing additional workspace and laundry facilities, helping to keep the main kitchen area clear and organised.

The first floor comprises two well-proportioned bedrooms along with a three piece bathroom suite. The rooms offer good natural light and comfortable accommodation, making the layout suitable for couples, small families or those working from home.

From the landing, stairs lead to the second floor attic room which is currently used as a third bedroom. Externally, the property benefits from a forecourt garden to the front and an enclosed yard to the rear, providing low maintenance outdoor space.



Total area: approx. 109.8 sq. metres (1181.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.