

Because life is

PettyTM
Real

173 Cotton Tree Lane
Colne
BB8 7BN



For Sale

- Attractive three-bedroom end terrace
- Spacious lounge with natural light
- Newly fitted kitchen diner
- Modern three-piece bathroom suite
- Updated heating system (not a new boiler)

Price £172,000

- Updated electrics (not a full rewire)
- Well-proportioned bedrooms
- End terrace position with added privacy
- Convenient for local amenities and schools
- No chain



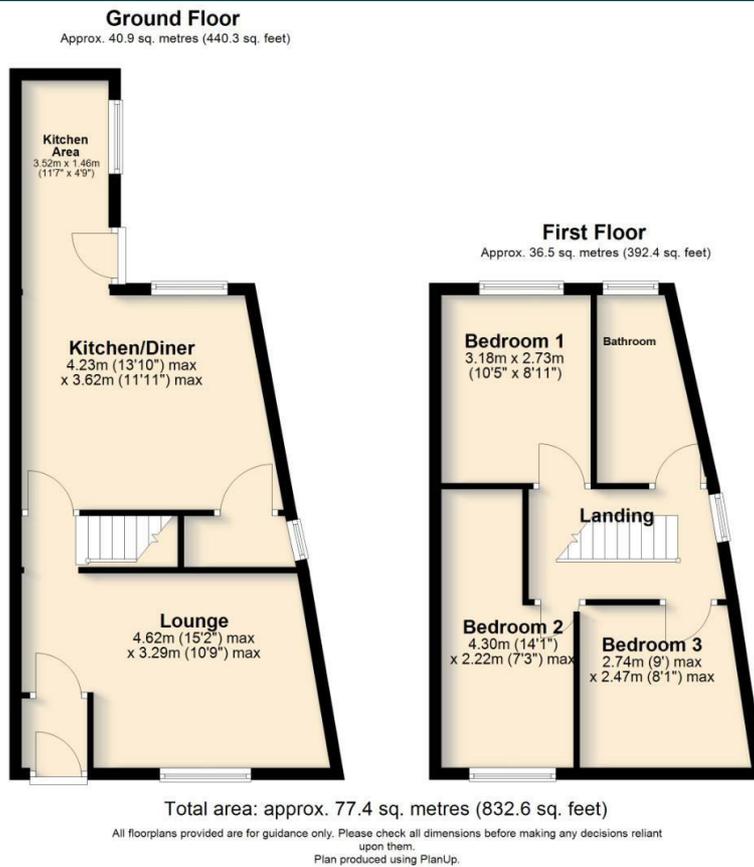
This attractive three-bedroom end terrace on Cotton Tree Lane, Colne, presents an excellent opportunity for buyers seeking a home with a blend of character and modern updates. Offering generous living accommodation across two floors, the property is well-suited to families, first-time buyers, or those looking to move into a ready-to-occupy home.

On the ground floor, the property features a spacious lounge, providing a comfortable and inviting space for everyday living. The room is well-proportioned, with ample natural light, making it the perfect area for relaxation or entertaining.

To the rear, a newly fitted kitchen diner has been thoughtfully designed with modern units and generous workspace. The layout accommodates both cooking and dining, making it a practical and sociable hub of the home. The kitchen provides direct access to the outside, adding to its convenience.

Upstairs, the property offers three bedrooms, all well-proportioned and versatile for family living or home-working needs. A newly installed three-piece bathroom suite completes the first floor, finished in a modern style with quality fixtures and fittings.

Additional updates include an improved heating system and upgraded electrics, giving peace of mind while retaining the home's character. Externally, the property benefits from its end-terrace position, providing extra privacy and potential for outdoor enjoyment. Situated in a popular residential area of Colne, with good access to local amenities, schools, and transport links, this home is a superb option for those seeking comfort, style, and practicality.



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