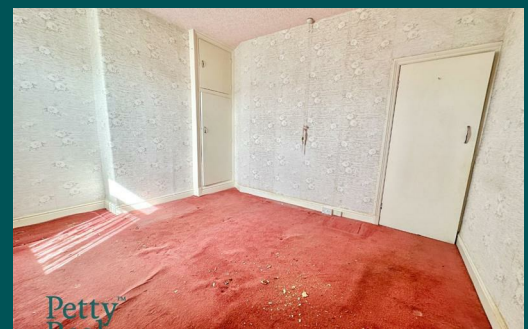


Because life is

Petty<sup>TM</sup>  
Real

21 Lime Street  
Colne  
BB8 9EL



For Sale

Price £75,000

- Mid-terrace property on Lime Street, Colne
- Ideal investment or renovation project
- Requires full refurbishment throughout
- Lounge to the front elevation
- Kitchen to the rear with access to yard

- Two first floor bedrooms
- Shower room in need of updating
- Enclosed low-maintenance rear yard
- Close to local amenities and transport links
- Excellent potential to add value



A mid-terrace property located on Lime Street in Colne, presenting an excellent opportunity for investors or buyers seeking a renovation project. Positioned within easy reach of local amenities, schools, and transport links, the property offers strong potential to add value.

The accommodation is arranged over two floors and begins with a lounge to the front elevation. While the space is of a good size, it would benefit from modernisation, allowing purchasers to redesign and create a comfortable living area tailored to their taste.

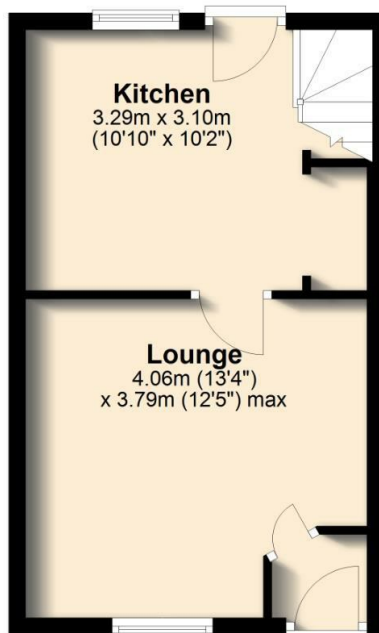
To the rear is a kitchen with a basic layout, offering scope for full refurbishment. There is plenty of potential to reconfigure or upgrade the space to create a more contemporary and functional kitchen, with access leading out to the rear yard.

The first floor comprises two bedrooms, both requiring improvement, along with a shower room in need of updating. The layout provides a solid foundation, giving buyers the flexibility to enhance and add value through refurbishment.

Externally, there is an enclosed rear yard providing a low-maintenance outdoor area. Overall, this property is ideal for those looking to undertake a project, with the potential to transform it into a comfortable home or profitable investment in a popular area of Colne.

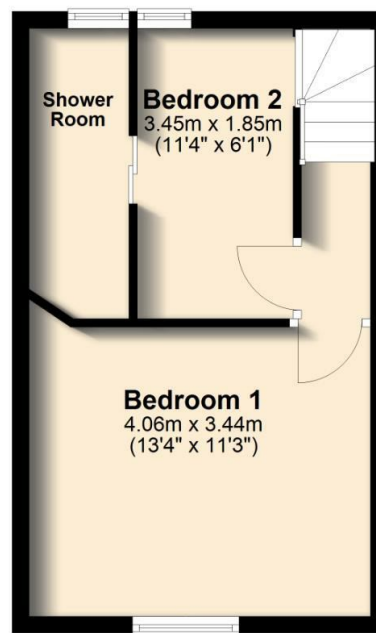
### Ground Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



### First Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 56.8 sq. metres (610.9 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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