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For Sale



32 Peel Road
Colne BB8 9NX

£49,950



A perfect starter home located in a popular and convenient location in Colne situated close to Colne Train Station and Pendle Leisure Centre. The property briefly comprises a communal entrance with stairs leading to the first floor. On entering the apartment there is an entrance hallway, lounge, bedroom, fitted kitchen and three piece shower room. Externally there are communal gardens to the rear and the property is subject to a service charge of £12.70 per month. The property does benefit from the modern day comforts of UPVC double glazing and gas fired central heating.

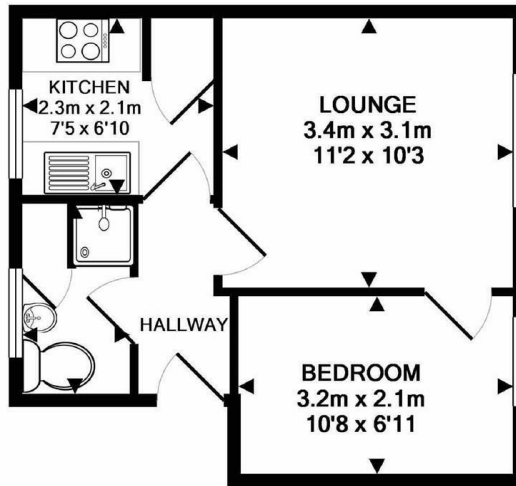
Key Features:

- First floor apartment
- Perfect starter home
- Bedroom
- 3-Piece shower room
- Communal gardens
- Close to Train Station & amenities
- Lounge
- Fully fitted kitchen
- GFCH, UPVC dg, service charge
- Secure Intercom system

Tenure: Leasehold
EPC Rating: D
Council Tax Band: A



1 BEDROOM Flat - Conversion



TOTAL APPROX. FLOOR AREA 27.6 SQ.M. (297 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Main Description:

Located in a popular and convenient location of Colne on the doorstep of Colne Train Station, Pendle Leisure Centre, Boundary Mill and other amenities and public transport links, this first floor purpose built apartment presents an ideal purchase for first time buyers to gain a foothold on the property ladder or for buy-to-let landlords.

The apartment is accessed by a communal hallway with secure Intercom system. Ascend the steps to the first floor and on entering the apartment there is an entrance hallway, lounge, bedroom and fully fitted kitchen housing a range of wall and base units with complementary work surfaces, built in storage cupboard and stainless steel sink unit. There is a three piece shower room comprising shower, wc, wash basin and built in storage cupboard.

Externally there are communal gardens.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating. The property is subject to a service charge of £12.70 per month.

*** Looking for a buy-to-let investment or looking to let your own property?
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property