

Because life is

# Petty Real™

# For Sale



9 Curzon Street  
Colne BB8 0HD

£50,000



An excellent opportunity has arisen to purchase a two bedroom garden fronted mid terrace house boasting unobstructed countryside views requiring modernisation the property provides purchasers with an exciting blank canvas to create you own 'Grand Design'.

## Key Features:

- Fabulous Countryside Views
- 2 Bedrooms
- Dining Kitchen
- Exciting Blank Canvas
- Enclosed Yard to Rear
- Traffic Free Position
- Spacious Lounge
- Modernisation Required
- Garden Forecourt
- Virtual 360 Tour

Tenure: Freehold  
EPC Rating:  
Council Tax Band:



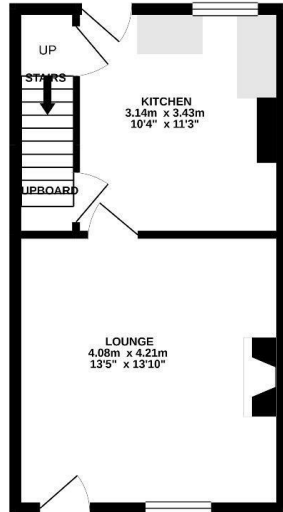
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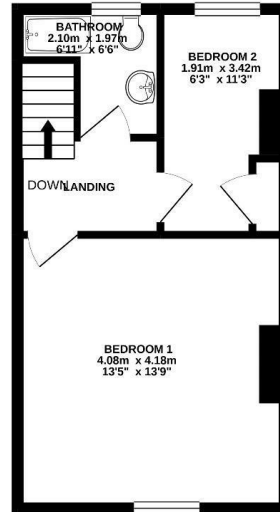
www.pettyreal.co.uk

# 2 BEDROOM House - Terraced

GROUND FLOOR  
30.3 sq.m. (326 sq.ft.) approx.



1ST FLOOR  
30.5 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA: 60.8 sq.m. (655 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given to their operability or efficiency may be given.  
Made with MapInfo 6.0.200

## Main Description:

An excellent opportunity has arisen to purchase a two bedroom garden fronted mid terrace house boasting unobstructed countryside views requiring modernisation the property provides purchasers with an exciting blank canvas to create you own 'Grand Design'.

The property offers good sized living accommodation arranged over two floors and briefly comprises on the ground floor, spacious lounge accessed and a dining kitchen with useful understairs storage and a stairs provides access to the first floor.

To the first floor is an excellent sized double bedroom to the front boasting fabulous views and a second single bedroom to the rear. A three piece bathroom completes the living accommodation.

Externally, to the front of the property is a raised garden forecourt taking full advantage of the views to the front and there is a good sized yard to the rear with outbuildings. There is potential for extension to the rear subject to obtaining the necessary planning consents.

\*\*\* Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements \*\*\*



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