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For
Sale



54 New Market Street
Colne BB8 9BY

£65,000



A good family sized mid terrace dwelling conveniently located for all amenities and the M65 and the national motorway network, this property also being ideal for a first time buyer's or growing families.

Key Features:

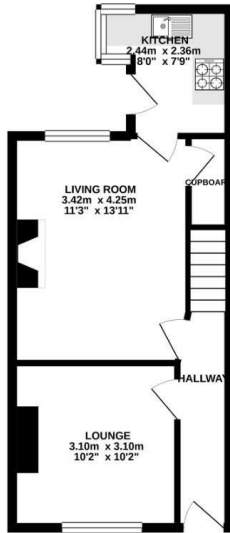
- FIRST TIME BUYERS
- GOOD SIZED ACCOMMODATION
- ATTIC ROOM - THIRD BEDROOM
- THREE PIECE BATHROOM
- GFCH
- POPULAR AREA
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- UPVC GLAZING
- PRIVATE REAR YARD

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

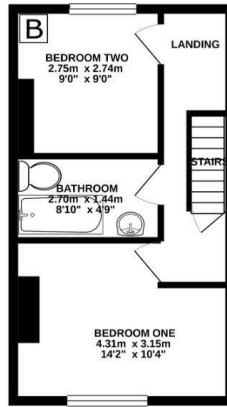


3 BEDROOM House - Terraced

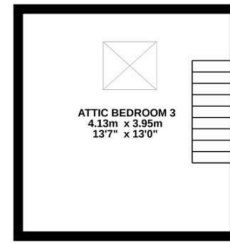
GROUND FLOOR
34.7 sq. m. (374 sq. ft.) approx.



1ST FLOOR
29.8 sq. m. (321 sq. ft.) approx.



2ND FLOOR
17.3 sq. m. (186 sq. ft.) approx.



TOTAL FLOOR AREA: 81.9 sq. m. (881 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 as to their operability or efficiency can be given.
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Main Description:

A good family sized mid terrace dwelling conveniently located for all amenities and the M65 and the national motorway network, this property also being ideal for a first time buyer's or growing families.

The property offers good sized living accommodation arranged over two floors and comprises on the ground floor of an entrance hallway, two good sized reception rooms and separate fitted kitchen. To the first floor is a landing, excellent sized double bedroom to the front, good sized second bedroom to the rear and three piece bathroom suite in white which comprises of bath with mixer shower over, low level wc and pedestal hand wash basin.

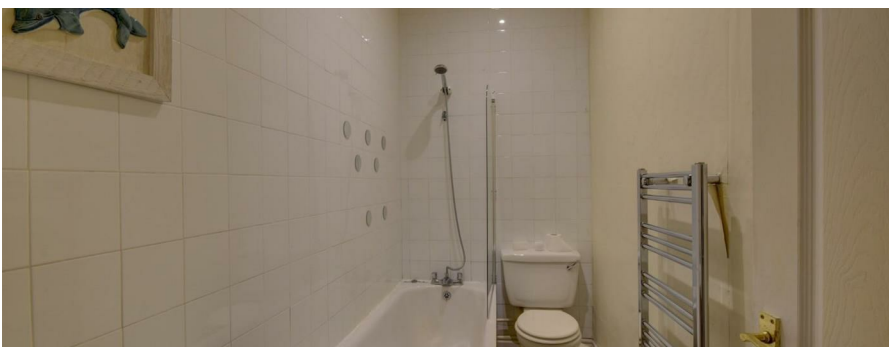
To the second floor is a useful attic third bedroom with velux skylight.

Externally, to the rear of the property is a good sized enclosed yard.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

Location

For satnav purposes please use the postcode BB8 9BY



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