

Because life is

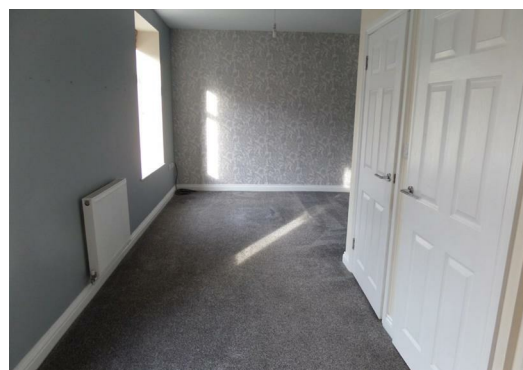
Petty Real™

For Sale



34 Albert Road
Colne BB8 0AB

£75,000



Located in a convenient and popular location in the centre of Colne on the doorstep of amenities, public transport links and local Schools, this maisonette provides modern living accommodation arranged over two floors and presents an ideal purchase for first time buyers to gain a foothold on the property ladder or professional individual/couple.

Key Features:

- POPULAR LOCATION
- MODERN LIVING
- OPEN PLAN LIVING
- FOUR PIECE BATHROOM SUITE
- UPVC
- FIRST TIME BUYERS
- SECURE ENTRANCE
- DOUBLE BEDROOMS
- GFCH
- INTERNAL VIEWING ESSENTIAL

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

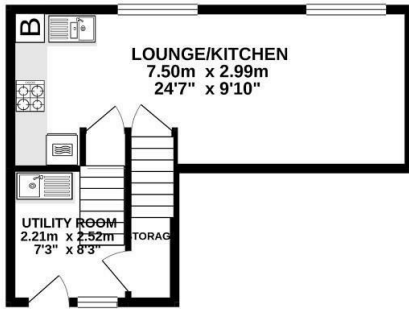


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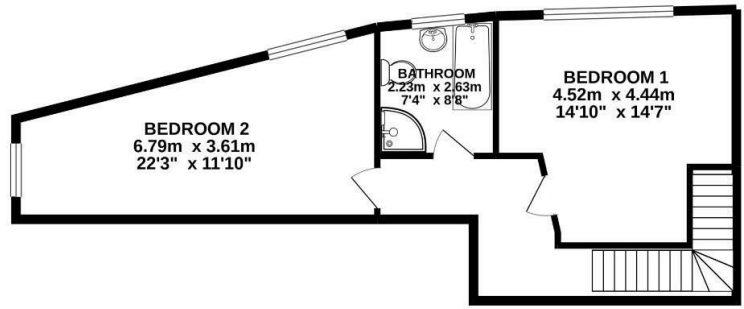
www.pettyreal.co.uk

2 BEDROOM Flat - Purpose Built

GROUND FLOOR
30.2 sq. m. (325 sq. ft.) approx.



1ST FLOOR
52.1 sq. m. (561 sq. ft.) approx.



TOTAL FLOOR AREA : 82.3 sq. m. (886 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:

Located in a convenient and popular location in the centre of Colne on the doorstep of amenities, public transport links and local Schools, this maisonette provides modern living accommodation arranged over two floors and presents an ideal purchase for first time buyers to gain a foothold on the property ladder or professional individual/couple.

The accommodation is accessed by a secure entrance located to the rear. On entering the property this leads straight into a utility room which has plumbing for automatic washing machine, work surface, store and stairs leading to the living area. There is a spacious open plan living room and kitchen. The modern fully fitted dining kitchen houses a range of wall and base units with complementary work surfaces with integrated appliances such as oven, hob, fridge freezer, dishwasher, stainless steel sink unit and wall mounted gas fired combination boiler. There is an excellent sized lounge and stairs providing access to the second floor.

To the second floor are two well proportioned double bedrooms and a modern four bathroom suite in white with bath, low level wc, wash basin and shower cubicle with mixer shower.

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



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