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Sale



13 Rigby Street  
Colne BB8 9NA

£85,000



This spacious mid terrace property is ideal for first time buyers or growing families. The property benefits from a 4 piece bathroom suite, garden forecourt and a private rear garden. The property is situated in a popular location close to schools and amenities.

### Key Features:

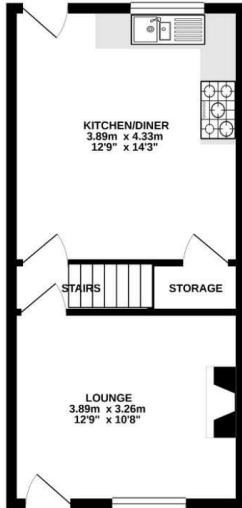
- FIRST TIME BUYERS
- FITTED DINING / KITCHEN
- ATTIC ROOM
- GFCH
- PRIVATE REAR YARD
- SPACIOUS ACCOMMODATION
- FOUR PIECE BATHROOM SUITE
- UPVC GLAZING
- GARDEN FORECOURT
- POPULAR LOCATION

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

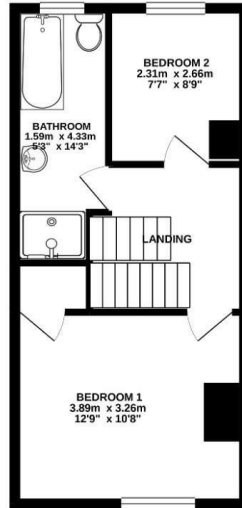


# 3 BEDROOM House - Terraced

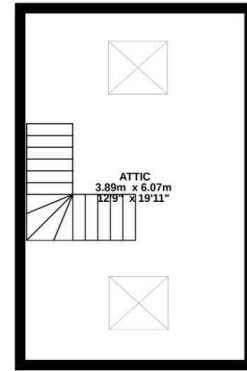
GROUND FLOOR  
32.9 sq. m. (354 sq. ft.) approx.



1ST FLOOR  
32.8 sq. m. (354 sq. ft.) approx.



2ND FLOOR  
23.7 sq. m. (255 sq. ft.) approx.



TOTAL FLOOR AREA: 89.4 sq. m. (962 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:

Attention first time buyers or growing families!

This attractive and modern garden fronted mid terrace dwelling is situated in a popular residential area a short walking distance away from local Schools and amenities and also a short driving distance away from the M65 and national motorway network.

This excellent sized property offers good sized accommodation which is arranged over three floors. The property briefly comprises on the ground floor, a good sized lounge with feature stone and stairs providing access to the first floor. Fully fitted dining kitchen housing an excellent range of modern wall and base units with complementary work surfaces and splashbacks, gas Range oven, stainless steel sink unit, understairs storage cupboard, UPVC double glazed door leading out into the rear yard.

To the first floor is an excellent sized double bedroom to the front with fitted storage cupboard. Good sized second bedroom and a four piece bathroom suite in white comprises bath, separate shower cubicle, vanity sink unit, low level wc. There are stairs from the first floor to the attic room which is an excellent sized room and could be potentially used as an occasional bedroom or for storage.

Externally, to the front of the property is a garden forecourt and to the rear is an enclosed yard.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating



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