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21 Glenroy Avenue  
Colne  
BB8 9EY



## For Sale

### Offers Over £90,000

An attractive and modern end one of four quasi situated in a popular residential area located in the catchment area for local Primary and Secondary Schools as well as a short distance away from amenities to include Sainsbury's, Lidl and Aldi supermarkets. The property offers spacious family living accommodation arranged over two floors and comprises on the ground floor an entrance hall, good sized lounge and fully fitted modern dining kitchen. To the first floor are two double bedrooms, larger than average third single bedroom and a three piece modern bathroom suite in white. Externally there are excellent sized gardens to front and rear and there is no upward chain.



A spacious 3 bedroom end one of four quasi ideal for FTB or growing family.

\*\*\* NO CHAIN \*\*\*

### MAIN DESCRIPTION

Located in a popular residential area within the catchment area for local Primary and Secondary Schools as well as amenities to include Sainsbury's, Lidl and Aldi supermarkets and North Valley Retail Park.

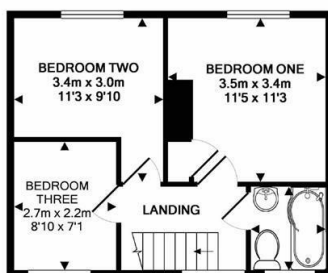
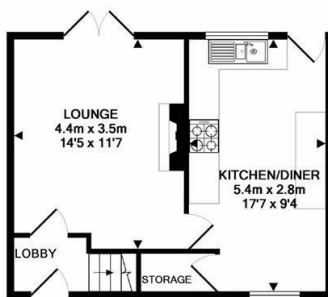
The property offers modern living accommodation arranged over two floors and comprises on the ground floor an entrance hallway with stairs providing access to the first floor, good sized lounge with modern remote control gas fire and UPVC double glazed patio doors leading to the rear garden. There is a fully fitted dining kitchen housing an excellent range of modern wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, 1 ½ bowl sink unit, plumbing for automatic washing machine, UPVC double

glazed door leading to the rear garden and under stairs storage cupboard.

To the first floor is a landing, two well proportioned double bedrooms, larger than average third single bedroom and a three piece modern bathroom suite in white comprising bath with shower over, wc and wash basin.

Externally to the front and rear are excellent sized gardens which are laid mainly to lawn.

The property benefits from the modern day comforts of double glazing and gas fired central heating and there is no onward chain.



TOTAL APPROX. FLOOR AREA 65.9 SQ.M. (710 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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