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For  
Sale



46 Parker Street  
Colne BB8 9QA

£94,950



An attractive garden fronted mid terrace dwelling situated in the highly sought after and established Alkincoats district of Colne which is only a short walking distance away from Alkincoats Park which has been awarded Green Flag status and has a wide variety of recreational facilities.

### Key Features:

- HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS BEDROOMS
- ATTIC BEDROOM
- UPVC GLAZING
- GARDEN FORECOURT
- FIRST TIME BUYERS / GROWING FAMILIES
- FITTED WARDROBES
- THREE PIECE BATHROOM
- GFCH
- PRIVATE REAR YARD

Tenure: Leasehold

EPC Rating:

Council Tax Band: A



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# 3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 95.1 sq.m. (1024 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for 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:

An attractive garden fronted mid terrace dwelling situated in the highly sought after and established Alkincoats district of Colne which is only a short walking distance away from Alkincoats Park which has been awarded Green Flag status and has a wide variety of recreational facilities.

The property offers excellent sized living accommodation arranged over three floors and presents an ideal purchase for first time buyers or growing families.

The accommodation briefly comprises on the ground floor, lounge accessed via UPVC double glazed door with stairs leading to the first floor, living room. There is a separate fitted kitchen housing a range of wall and base units in white, complementary work surfaces and splashbacks, sink unit and door leading to the rear yard.

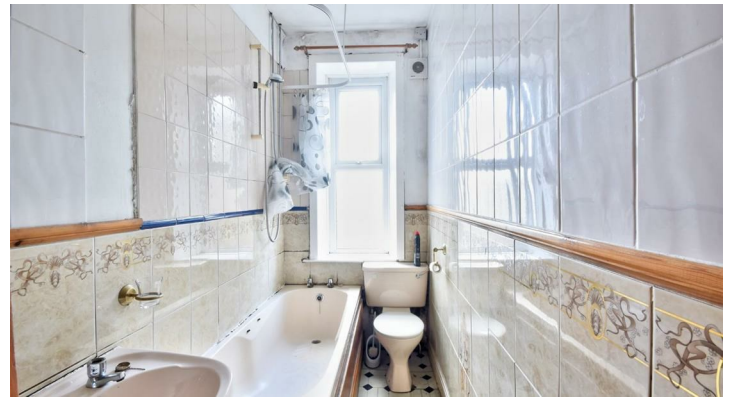
To the first floor is a landing, excellent sized double bedroom to the front, good sized second bedroom to the rear with fitted wardrobe and three piece bathroom suite in comprising bath with shower over, low level wc, pedestal hand wash basin. From the first floor landing there are stairs leading to the second floor attic third bedroom which is an excellent sized room which has a variety of other uses and has hidden eaves 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 and an early viewing appointment is recommended.

## Location

For satnav purposes please use the postcode BB8 9QA



**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