

Because life is

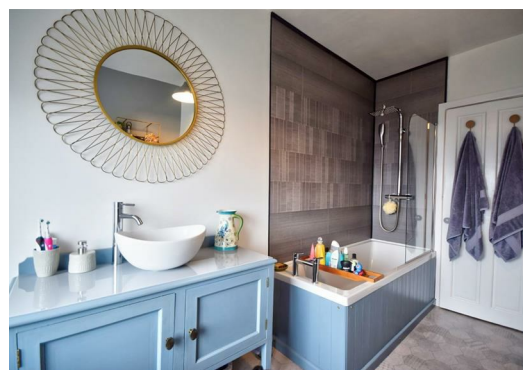
Petty Real™

For Sale



45 Charles Street
Colne BB8 0LZ

£127,500



Key Features:

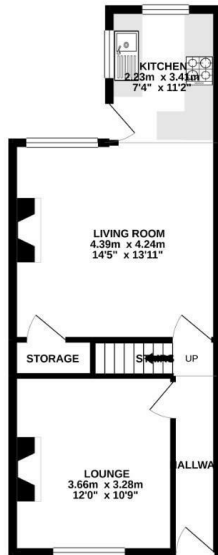
- MODERN 3 PIECE BATHROOM
- MODERN PROPERTY
- ATTIC BEDROOM
- GAS CENTRAL HEATING
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZED WINDOWS
- GOOD SIZED REAR GARDEN
- FRONT GARDEN FORECOURT

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

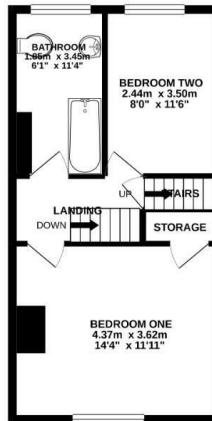


3 BEDROOM House - Terraced

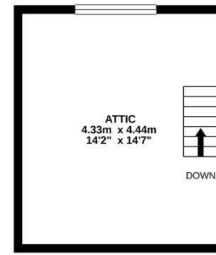
GROUND FLOOR
41.9 sq.m. (951 sq.ft.) approx.



1ST FLOOR
35.9 sq.m. (387 sq.ft.) approx.



2ND FLOOR
21.5 sq.m. (232 sq.ft.) approx.



TOTAL FLOOR AREA: 99.4 sq.m. (1070 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 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 an established and popular residential area of Colne within the catchment area of local Primary and Secondary Schools as well as being on the doorstep of amenities and public transport links, this spacious and modern garden fronted mid terrace dwelling must be internally viewed to appreciate what accommodation it has to offer.

The accommodation briefly comprises on the ground floor an entrance hallway accessed by a UPVC double glazed door, stairs providing access to the first floor lounge with modern living flame gas fire. There is an excellent sized open living room & kitchen with parquet flooring and multi fuel stove, under stairs storage cupboard the kitchen housing a good range of wall and base units with complementary work surfaces and splashbacks, integrated oven, hob, stainless steel sink unit and space for a dishwasher. There is also a door leading to the rear yard.

To the first floor is a landing, spacious double bedroom to the front with walk in storage cupboard, good sized second bedroom to the rear and a three piece modern bathroom suite in white comprising bath with mixer shower over, wc and wash basin. To the second floor is a useful attic 3rd bedroom with dormer window taking full advantage of the views towards Pendle Hill, Noyna and Blacko Tower and is currently used as an occasional bedroom.

Externally to the front of the property is a garden forecourt and to the rear is a good sized courtyard garden with two useful outbuildings.

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