

Because life is

Petty
Real™

For
Sale



4 Reginald Street
Colne BB8 9QN

£129,950



Key Features:

- Established and sought after location
- Two good sized bedrooms
- Modern bathroom
- Gardens front & rear
- Near to M65 and national motorway network
- Near to Alkincoats Park
- Dining kitchen
- Loft storage
- Central heating & double glazed
- Porch

Tenure: Freehold

EPC Rating: E

Council Tax Band: B



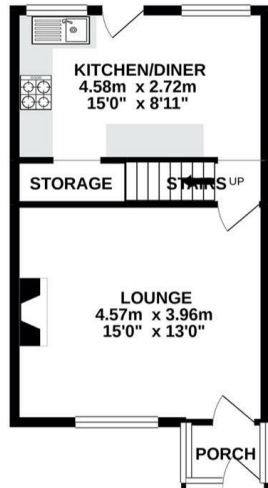
11 Albert Road, Colne, Lancashire, BB8 0RY
T: 01282 868686



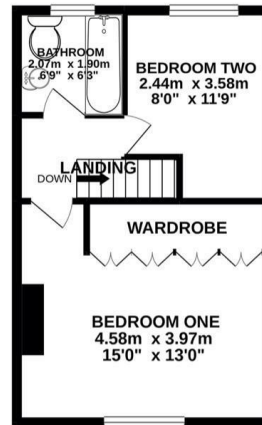
www.pettyreal.co.uk

2 BEDROOM House - Terraced

GROUND FLOOR
35.0 sq.m. (376 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA - 68.4 sq.m. (737 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.
Made with Metropia ©2020

Main Description:

A rare opportunity has arisen to purchase a mid terrace house with gardens front and rear on a row of properties that rarely become available for sale. The owners carried out a degree of refurbishment back in 2018 which included the property being re-roofed and a brand new Baxi gas fired combination being installed. This superb home is located in the established and popular Alkincoats district of Colne and is within walking distance of Alkincoats Park, a short drive of amenities and the M65 and the popular Pendleside village of Barrowford.

The accommodation briefly comprises on the ground floor, entrance porch accessed by a UPVC double glazed door and good sized lounge with living flame gas fire and surround and stairs providing access to the first floor. There is a fully fitted spacious dining kitchen housing an excellent range of fitted wall and base units with complementary work surfaces and splashbacks, steel sink unit, plumbing for automatic washing machine, UPVC double glazed door leading to the rear garden.

To the first floor is a landing, excellent sized double bedroom to the front with fitted wardrobes, good sized second bedroom to the rear and modern three piece bathroom suite in white comprising bath with mixer shower over and shower screen, low level wc, pedestal hand wash basin and heated towel rail. There is a part board loft accessed by pull down ladder which provides an excellent storage space.

Externally, to the front of the property is a good sized garden area which is laid mainly to lawn with flagged patio area, bedding plants and shrubbery. To the rear is a good sized area which is partly flagged, has timber shed and there is the potential to extend subject to obtaining the necessary consents.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and the property would ideally suit first time buyers or perhaps anybody looking to downsize.



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