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For  
Sale



13 Hill Street  
Colne BB8 0DH

£139,950



A substantial bay fronted mid terrace house located just off Albert Road and within easy walking distance of the bars and cafes that it offers as well as within walking distance of public transport links, Schools and Pendle Leisure Centre. The property offers substantial and well proportioned living accommodation arranged over four floors and briefly comprises on the ground floor an entrance hallway, two generous sized reception rooms

### Key Features:

- Substantial mid terrace house
- Excellent for the growing family
- Dining/living room with doors to rear yard
- Basement room with utility
- Substantial 5-piece bathroom
- Close to amenities & public transport links
- Lounge with bay window
- Modern kitchen with appliances
- 3 Bedrooms (inc attic)
- GFCH & UPVC dg

Tenure:

EPC Rating: E

Council Tax Band: A

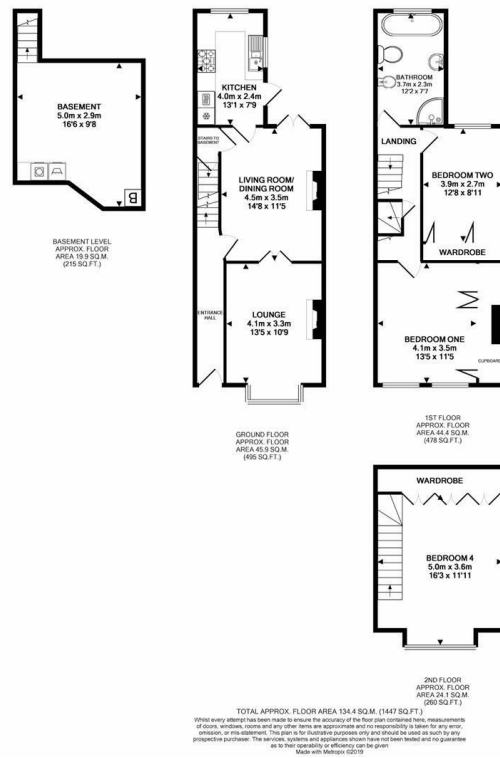


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# 3 BEDROOM House - Terraced



## Main Description:

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

Situated in a highly sought after and popular area of Colne located off Albert Road a short distance away from the cafes, bars and restaurants that it offers as well as public transport links, local Schools and Pendle Leisure Centre.

The property offers spacious family living accommodation arranged over four floors and briefly comprises on the ground floor an entrance hallway accessed by a UPVC double glazed door and having stairs providing access to the first floor, excellent sized lounge with bay fronted window and multi fuel stove, dining room/living room with UPVC double glazed doors leading to the rear yard and fully fitted separate modern kitchen with integrated appliances including oven, gas hob with extractor hood over, 1½ bowl sink unit, integrated fridge freezer and UPVC double glazed door leading to the rear yard.

To the lower ground floor is a useful basement room with utility area with plumbing for automatic washing machine and tumble dryer as well as work surface and also houses the gas fired combination boiler.

To the first floor is a landing, excellent sized master double bedroom to the front with built in wardrobes, second double bedroom again with built in wardrobes and substantial five piece family bathroom comprising bath, wc, vanity sink unit, bidet and shower cubicle. To the second floor is a spacious attic third bedroom with dormer window and built in wardrobes and has excellent views over the surrounding countryside.

Externally to the front is a garden forecourt and to the rear is a good sized enclosed yard with timber shed.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and would be perfect for growing families.



**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