

Because life is

# Petty Real™

# For Sale



Plot 10 Langroyd Place  
Skipton Road  
Colne BB8 0RH

£165,500



## Key Features:

**Tenure: Freehold**  
**EPC Rating:**  
**Council Tax Band:**



# 3 BEDROOM House - Semi-Detached

## Main Description:

When it comes to a great location, Langroyd Place is the place to be. Between the town and some of Lancashire's best countryside, it offers the best of both worlds. The beauty spots of Lake Burwain and Noyna Rocks are a short walk away and offer outstanding views which are among the best in Lancashire and Foulridge Wharf, on the Leeds and Liverpool Canal, is a pleasant walk from Langroyd Place.

You can enjoy a leisurely breakfast or ice-creams, coffee and cake in the converted carriers warehouse, which becomes a bistro in the evenings.

There are great opportunities for leisure, with cycling and walking alongside the canal, sailing on Lake Burwain with the stunning backdrop of Pendle Hill, golfing to be enjoyed in the countryside setting of Colne Golf Club.

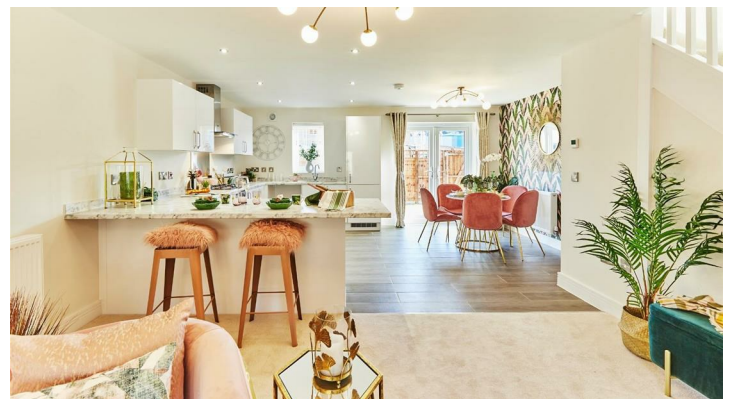
Neighbouring Colne town centre with its thriving independent shops, restaurants, bars and theatres is handy for Langroyd Place and the North Valley Retail Park for national stores and supermarkets is just around the corner.

Our attractive cul-de-sac development of 32 two and three bedroom family homes and bungalows makes this a perfect setting for families to put down roots.

Langroyd Place enjoys a sunny position with attractive mature trees at the edge of the development making this a great neighbourhood to live in, on a popular gateway in and out of Colne.

Sacred Heart Roman Catholic Primary School, Colne and St Michael and All Angels School in neighbouring Foulridge have both been rated GOOD by Ofsted.

The show home is open on Saturday and Sunday from 11 am until 4 pm.



**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