

Because life is

Petty Real™

For Sale



32 Standroyd Road
Colne BB8 7BE

£198,000



A rare opportunity has arisen to purchase an attractive mature semi-detached dwelling in a highly sought after area of Colne located close to Primary and Secondary Schools making this an ideal home for growing families. The property offers great scope for extension subject to obtaining the necessary planning consents

Key Features:

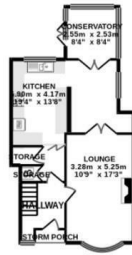
- SEMI DETACHED "CHAIN FREE"
- SCOPE FOR EXTENSION
- FITTED KITCHEN
- GOOD SIZE PLOT
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- LARGE LOUNGE
- SPACIOUS DOUBLE BEDROOM
- DETACHED GARAGE
- GFCH & UPVC GLAZING

Tenure: Leasehold
EPC Rating: D
Council Tax Band: C



3 BEDROOM House - Semi-Detached

GROUND FLOOR
55.4 sq. m. (596 sq. ft.) approx.



1ST FLOOR
35.8 sq. m. (385 sq. ft.) approx.



TOTAL FLOOR AREA: 91.2 sq. m. (982 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.
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Main Description:

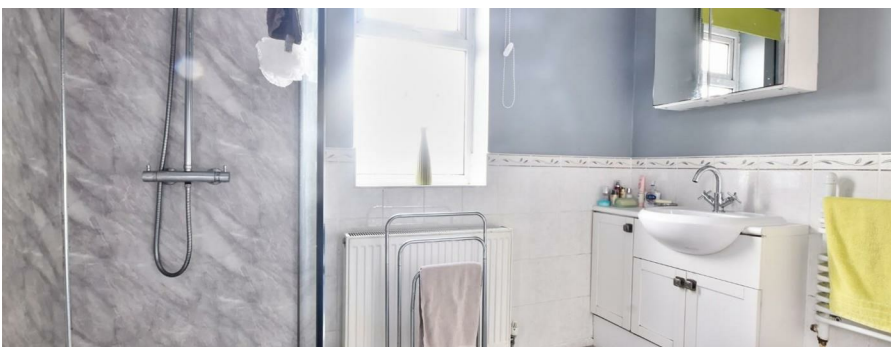
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The accommodation briefly comprises on the ground floor an entrance hallway which has stairs providing access to the first floor. There is an excellent sized lounge with a bay fronted window and living flame gas fire and surround. The dining room leading to UPVC double glazed doors leads into a conservatory over looking the rear garden. Fully fitted dining kitchen housing an excellent range of modern wall and base units with complementary work surfaces, splashbacks, stainless steel sink unit, integrated oven, gas hob, dishwasher and fridge freezer.

To the first floor is a landing, with a spacious double bedroom to the front with mirror fronted wardrobes, also a second double bedroom and third single bedroom. The bathroom houses a three piece suite housing, a wc, vanity and shower cubicle.

Externally the property occupies a good sized plot. There is a driveway providing ample off road parking leading to detached garage with up and over door, power and lighting. There are low maintenance gardens to the front, side and to the rear.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an early viewing appointment is recommended so as not to miss out.



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