

Because life is

# Petty Real™

# For Sale



392 Colne Road  
Kelbrook BB18 6TE

£125,000



Enjoying a delightful rural aspect to the front and a pleasant outlook to the rear, this charming, cottage style, terraced home is situated in the popular village of Kelbrook and has the advantage of a lawned garden to the front and a stone flagged patio to the rear.

## Key Features:

- Quaint Cottage Style Terrace
- Lawn Garden to The Front
- Abutting Kelbrook Beck
- 2 Beds & Bathroom
- Rustic Interior Design
- Extended Dining Kitchen
- Patio To the Rear
- Lounge & Dining Kitchen
- Open Fire
- Virtual 360 Tour

Tenure: Freehold

EPC Rating: D

Council Tax Band:



16 Fern Lea Avenue, Barnoldswick, Lancashire, BB18 5DP  
T: 01282 863536

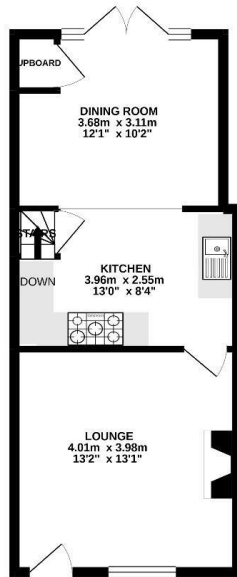


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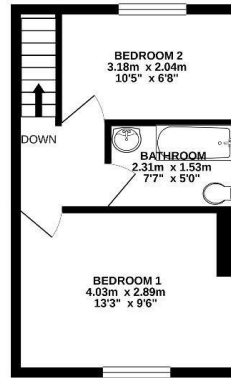


# 2 BEDROOM House - Terraced

GROUND FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



1ST FLOOR  
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA: 61.7 sq.m. (664 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and other areas are approximate and are intended to be used 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. We will not be held responsible for any errors or omissions.

## Main Description:

Enjoying a delightful rural aspect to the front and a pleasant outlook to the rear, this charming, cottage style, terraced home is situated in the popular village of Kelbrook and has the advantage of a lawned garden to the front and a stone flagged patio to the rear.

You cannot help but smile by the bright yellow entrance door which opens to a cosy and rustic lounge with an open fire perfect for those chilly evenings.

A large ground floor extension has been built onto the rear circa 2007 and is an extremely beneficial addition providing additional dining and seating with french doors opening to the rear patio.

The kitchen houses a range of wall and base units in 'cream' with wood effect working surfaces complete with a range cooker ideal for the amateur cook or those that like to entertain.

On the first floor are two bedrooms consisting of a double to the front and a single to the rear. The centrally positioned bathroom houses a three piece suite in white.

Externally there is a lawn garden to the front and a patio area to the rear abutting Kelbrook Beck.



**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