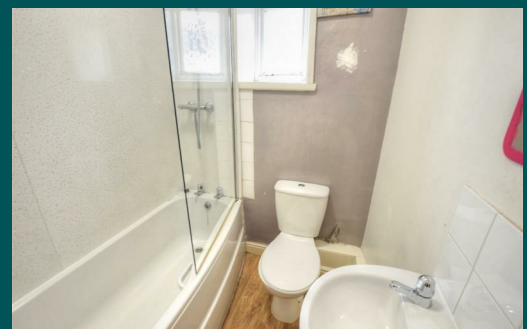


Because life is

Petty<sup>TM</sup>  
Real

69 Oak Street  
Colne  
BB8 0BA



## For Sale

- Bay fronted mid terrace house
- Close to local Schools & amenities
- Ideal for FTB
- Lounge with gas fire
- Fully fitted dining kitchen

## Offers Over £70,000

- 3 Bedrooms
- 3-Piece bathroom in white
- Garden forecourt, rear yard
- GFCH & UPVC dg
- Viewing recommended



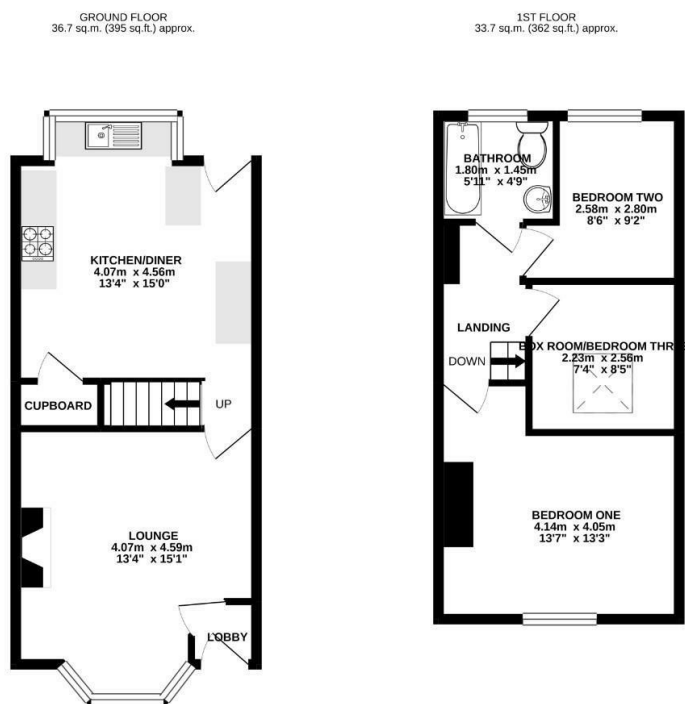
An attractive bay fronted mid terrace dwelling situated in a popular residential location located close to local Primary and Secondary Schools, amenities and public transport links.

The property offers good sized living accommodation arranged over two floors and comprises on the ground floor an entrance lobby accessed by a UPVC double glazed door, good sized lounge with gas fire with surround and stairs providing access to the first floor and fully fitted dining kitchen housing a range of wall and base units with complementary work surfaces and splashbacks, integrated oven and hob with extractor hood over, stainless steel sink unit, plumbing for automatic washing machine and door leading to rear yard.

To the first floor is a landing, double bedroom to the front, second smaller double bedroom, third single bedroom and bathroom housing a three piece suite in white comprising bath with shower over, low level wc and pedestal hand wash basin.

Externally to the front of the property is a garden forecourt and to the rear is a good sized enclosed yard.

The property benefits from the modern day comforts of double glazing and gas fired central heating and would ideally suit first time buyers or growing families.



TOTAL FLOOR AREA : 70.3 sq.m. (757 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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. Plans are for guidance only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.