

Because life is

Petty
Real™

26 Spring Lane
Colne
BB8 9BD



For Sale

Price £79,950

- Two bedroom terrace cottage
- Ideal for first time buyer or downsizer
- Close to amenities
- M65 less than minutes away
- Open plan lounge with modern kitchen
- Cellar for storage
- 2 double bedrooms
- Three piece bathroom suite in white
- DG & CH
- No chain



**** ATTENTION FIRST TIME BUYERS ****

Modern two bedroom back to back cottage with neutral décor and carpets throughout making this the ideal purchase for a first time buyer to gain a foothold on the property ladder. Conveniently located for all the local town centre amenities that Colne has to offer including individual shops, railway station and leisure centre.

The accommodation comprises open plan lounge/dining kitchen which houses a range of matching base units with contrasting work surfaces and splash backs which includes gas hob and electric oven. To the lower ground floor is a useful cellar area.

Ascending to the first floor there is a good sized double bedroom and a three piece modern bathroom suite in white, bath with shower over, low level wc and wash basin, the second double bedroom is located on the second floor and there is a storage cupboard housing gas fired combination boiler.

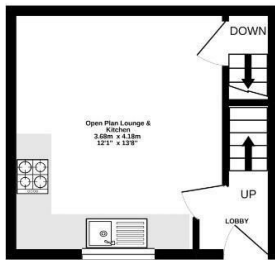
The property is further complemented by the modern day comforts of gas central heating and double glazing throughout.

No onward chain

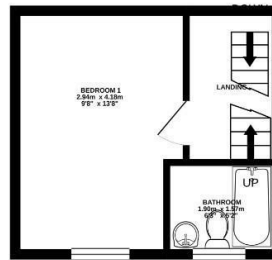
BASEMENT
4.7 sq.m. (50 sq.ft.) approx.



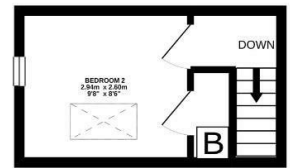
GROUND FLOOR
18.8 sq.m. (202 sq.ft.) approx.



1ST FLOOR
18.8 sq.m. (202 sq.ft.) approx.



2ND FLOOR
11.7 sq.m. (126 sq.ft.) approx.



TOTAL FLOOR AREA : 54.0 sq.m. (581 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.
Made with Metropix ©2021



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.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk