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61 Glen Street
Colne
BB8 9ER



For Sale

Price £120,000

- Spacious semi detached home
- Popular location
- ideal for first time buyer or growing family
- Lounge
- Fitted kitchen

- 3 Bedroom
- Modern shower room
- Gardens front & rear
- Potential for off road parking
- Viewing recommended



Spacious semi detached property presenting an ideal purchase for the growing family. Located in a popular residential area of Colne on the doorstep of amenities to include Sainsbury's, Lidl and North Valley Retail Park.

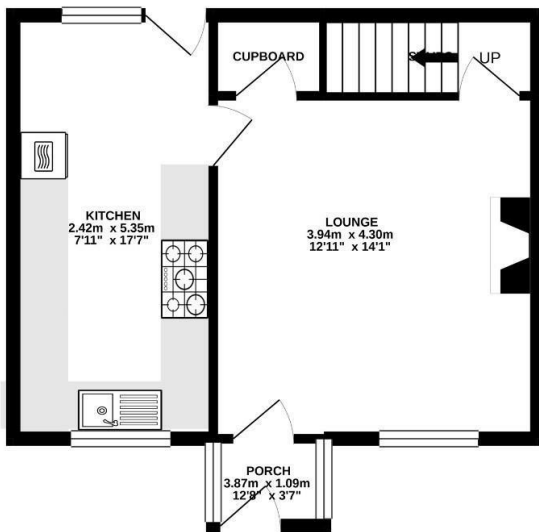
The family orientated accommodation is arranged over two floor which comprises briefly of front porch which provides access to the spacious family lounge which is able to hold a large amount of furniture and makes an excellent reception room. Fully fitted kitchen housing an arrangement with matching wall and base units contrasting working surfaces with oven, hob with extractor hood over, stainless steel sink unit, UPVC double glazed door leading to rear garden.

On the first floor there are two double bedrooms to the front and a generous single to the rear. Modern three piece shower room consists of a low level WC, vanity hand wash basin and corner shower enclosure with mixer shower.

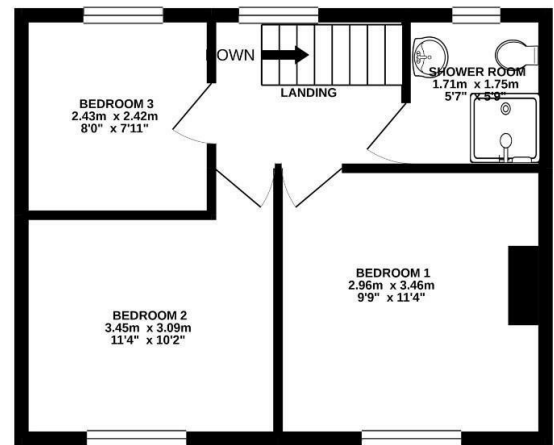
External to the front of the property is a good sized garden which could be changed to provide private driveway for two vehicles subject to obtaining the necessary consents. The rear garden is mainly laid to lawn with paved walk way and offers excellent potential.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

GROUND FLOOR
36.1 sq.m. (388 sq.ft.) approx.



1ST FLOOR
34.8 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 70.8 sq.m. (762 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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