

Because life is

PettyTM
Real

101 Varley Street
Colne
BB8 0RD



For Sale

Price £120,000

- Spacious mid one of four quasi
- Highly sought after area
- Ideal for FTB/growing families
- Close to Schools & amenities
- 3 Bedrooms

- Good sized lounge
- Fully fitted dining kitchen
- Modern bathroom, cloakroom
- Gardens to front, side & rear
- GFCH & UPVC dg



Located in a highly popular and sought after location within the catchment area of local Primary and Secondary Schools and amenities, this spacious mid one of four quasi presents an ideal purchase for first time buyers to gain a foothold on the property ladder or for growing families.

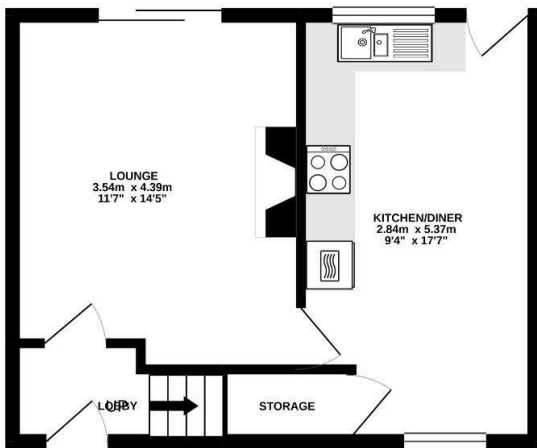
The accommodation briefly comprises on the ground floor an entrance hall with stairs providing access to the first floor, good sized lounge with living flame gas fire and surround, fully fitted dining kitchen housing an excellent range of wall and base units with complementary work surfaces and splashbacks, stainless steel sink unit, plumbing for automatic washing machine and under stairs storage cupboard. UPVC double glazed door leading to the rear garden.

On the first floor is a landing, two well proportioned double bedrooms, third single bedroom and a three piece bathroom suite in white comprising bath with shower over, wc and wash basin.

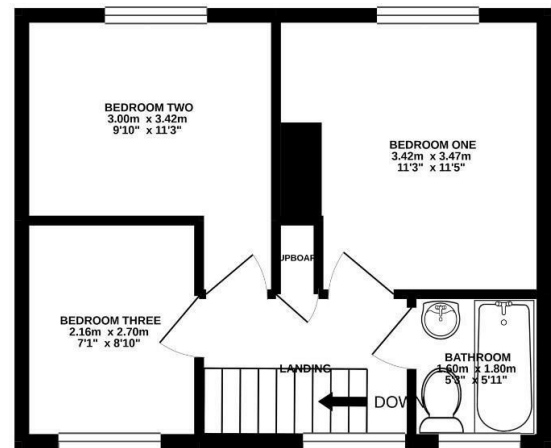
Externally to the front, and rear are excellent sized gardens.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 65.3 sq.m. (703 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.