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For
Sale



20 Alkincoats Road
Colne BB8 9QG

£215,000



Key Features:

- Contemporary style three storey town house
- Excellent for growing families
- Lounge with Juliet balcony
- En-suite & family shower room
- Driveway
- Popular Alkincoats area of Colne
- Stylish dining kitchen & snug
- 3 Bedrooms, 2-piece cloaks
- GFCH & DG
- Low maintenance garden

Tenure:

EPC Rating: C

Council Tax Band: B

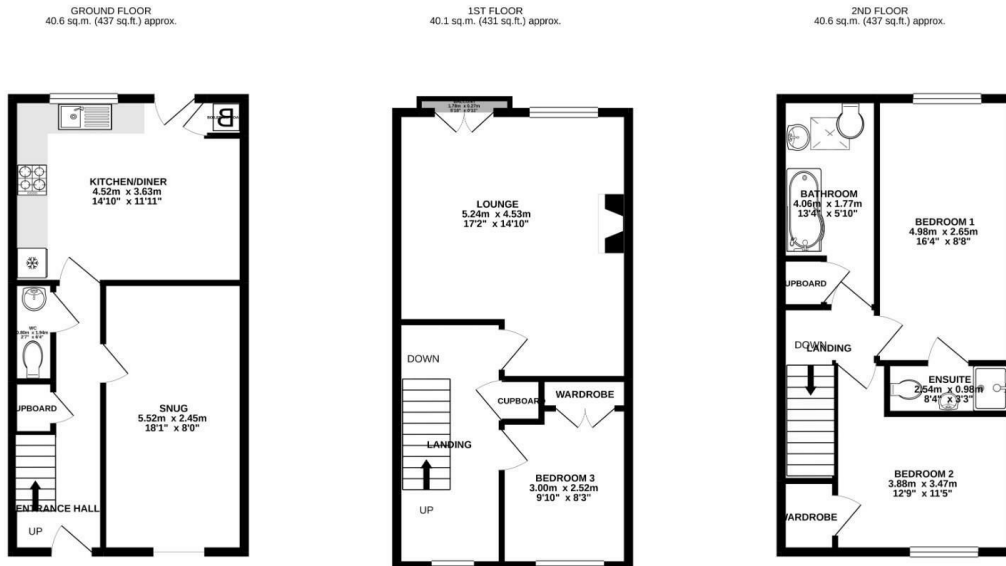


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3 BEDROOM House - Townhouse



TOTAL FLOOR AREA : 121.3 sq.m. (1306 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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Main Description:

A contemporary style three bedroom three storey town house occupying a cul de sac position situated in the highly sought after Alkinoats district of Colne.

The accommodation is arranged over three floors and briefly comprises on the ground floor an entrance hallway, two piece cloakroom, under stairs storage cupboard. The garage has been converted into useful snug lounge. To the rear of the property is a stylish contemporary dining kitchen housing a range of matching wall, base and drawer units with contrasting work surfaces, integrated appliances which were all new in 2021 to include double oven and gas hob, washing machine, fridge freezer and dishwasher, cupboard housing gas fired combination boiler which was replaced in 2019 and UPVC double glazed door leading to the rear garden.

On the first floor the lounge is situated to the rear of the property and is L-shaped in design and there are UPVC double glazed French doors with Juliet balcony. The third bedroom is situated to the front of the property with fitted wardrobes and there is also a useful storage cupboard on the landing.

To the second floor is the master bedroom situated to the rear and comprising a well proportioned double and boasting a three piece en-suite shower room comprising low level wc, pedestal hand wash basin and enclosed shower cubicle. The second double bedroom is situated to the front with walk in wardrobe. The family shower room houses a three piece suite comprising low level wc, wash basin, double shower cubicle with mixer shower and useful airing cupboard.

Externally to the front of the property is a block paved driveway and to the rear is a good sized enclosed low maintenance garden

The property benefits from the modern day comforts of double glazing and gas fired central heating and an internal viewing appointment is recommended. The property would be ideal for growing families.



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