

Because life is

Petty Real™

32 Red Lane  
Colne  
BB8 7JT



## For Sale

- Detached Bungalow
- Two/Three Bedrooms
- Rear Extension
- Utility Room
- Fitted Kitchen

Offers In The Region Of £319,950

- Double Bedroom With Fitted Wardrobes
- Driveway For Multiple Cars
- Single Garage
- Rear Garden
- Close To Motorway Links



Beautiful detached bungalow in a highly sought after location of Colne. Close to the renowned Sacred Heart RC Primary School, stunning walks down towards Lake Burwain and a short distance to local amenities. Fantastic transport links to Burnley, Barrowford, Barnoldswick and a short drive to the M65 which connects into the national motorway network providing easy access to Manchester, Leeds & Preston.

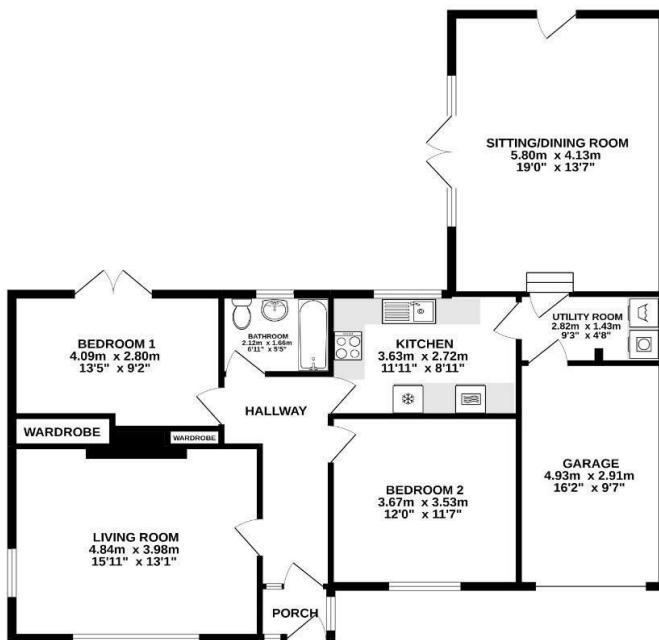
Upon entering the property you are greeted by an entrance vestibule which leads to the hallway with a fully tiled floor. There is access to the front living room which benefits from a remote controlled contemporary gas fire, Amtico flooring and a large UPVC double glazed window providing an abundance of natural light. There are two well proportioned double bedrooms, one to the front and the second to the rear that has fitted wardrobes & patio doors leading out to a recently paved Indian stone patio area. The three-piece bathroom suite comprises low-level WC, pedestal hand wash basin and a paneled bath with a direct feed overhead shower.

The kitchen has been fitted with a range of modern matching wall, base and drawer units in cream with contrasting marble worktops, a range of Neff appliances such as an electric oven, microwave, hob, integrated washing machine and a stainless steel sink with drainer. Adjacent to the kitchen is a useful utility room where you can access the single garage which has light, power and electric door and the rear extension which could be utilized as a third bedroom or another sitting room where there is plenty of space for a dining table with UPVC patio doors leading out to the rear garden.

Externally there is a wrought iron gated driveway with parking for multiple vehicles. To the rear the garden has recently undergone works where a new patio area has been laid and the garden is tiered where it has been levelled and ready to be seeded or laid with lawn.

The property has security lighting, is fully alarmed and benefits from GCH & DG

GROUND FLOOR  
106.9 sq.m. (1151 sq.ft.) approx.



TOTAL FLOOR AREA: 106.9 sq.m. (1151 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers must satisfy themselves as to the accuracy of these details.  
No guarantee is given as to their being correct.  
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