

Because life is

Petty  
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16 Fothergill Street  
Colne  
BB8 9AS



## For Sale

- Attractive mid terrace house
- Close to Primary School & amenities
- Ideal for FTB or growing family
- 2 Bedrooms & attic room
- 2 Reception rooms

## No Onward Chain £130,000

- Separate fitted kitchen
- 3-Piece bathroom
- Garden forecourt & rear yard
- GFCH & UPVC dg
- Close to transport links



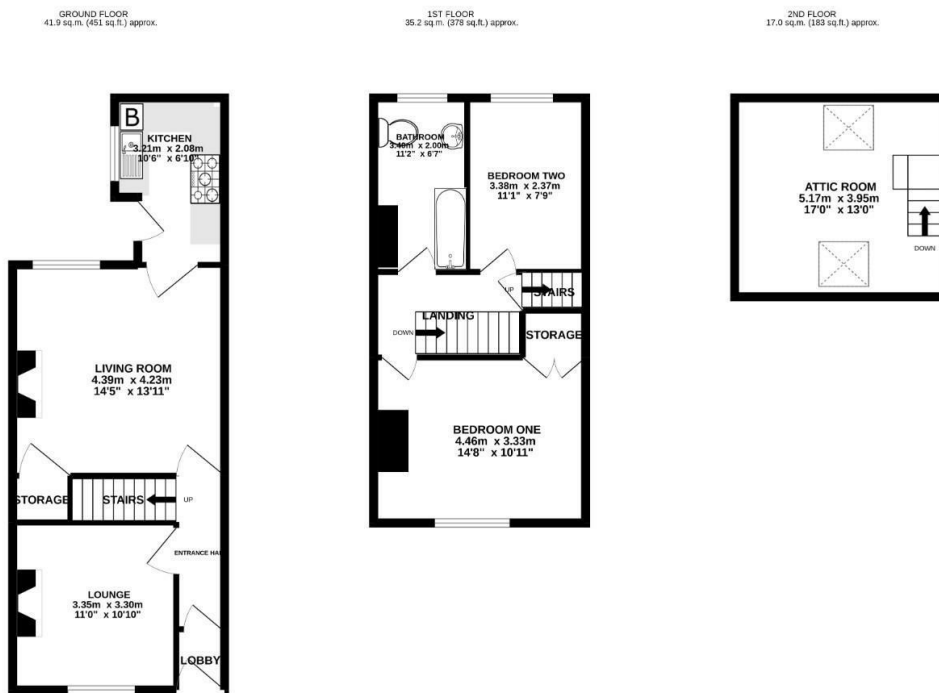
An attractive garden fronted mid terrace dwelling located in an excellent position a short distance away from the local Primary School and amenities and a short distance away from Colne Railway Station and the M65. The property is neutrally decorated throughout providing a blank canvas for any would be purchaser and offers excellent sized living accommodation arranged over three floors.

The accommodation briefly comprises on the ground floor, entrance hallway accessed by a UPVC door with stairs providing access to the first floor. There is a good sized lounge with living flame gas fire and surround. The second larger living room has a living flame gas fire and surround and under stairs storage cupboard and the kitchen houses a range of fitted wall and base units with complementary work surfaces and splash backs, plumbing for automatic washing machine, stainless steel sink unit, wall mounted gas fired combination boiler and UPVC door leading to the rear yard.

On the first floor is a landing, excellent sized double bedroom to the front, good sized second bedroom to the rear and a three piece bathroom suite comprising bath with mixer shower over, low level wc and pedestal hand wash basin. On the second floor is a useful attic third bedroom with two skylights.

Externally to the front of the property is a garden forecourt and to the rear is a good sized enclosed yard.

No onward chain



TOTAL FLOOR AREA: 94.1 sq.m. (1012 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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