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19 Emmott Lane
Colne
BB8 7JE



For Sale

£145,000

- Cottage
- Village Location
- New Windows And Doors
- Re-Carpeted
- Light & Bright

- First Time Buyers
- Move In Ready
- Multi-Fuel Burner
- Gas Central Heating
- Two Bedrooms



This beautiful cottage is located in the popular village of Laneshawbridge, ideal for those wanting to enjoy the benefits of village life yet be within a commutable distance of the major conurbations of the North west via the M65 motorway which is a short drive away.

The property briefly comprises: an entrance hallway accessed by a new rock composite UPVC double glazed door which leads into a well proportioned bright and airy lounge boasting a feature fireplace with multi fuel burner, oak hearth and original oak beams.

Double doors, allowing open plan living, open up into the modern kitchen housing matching high gloss wall, base and drawer units with complimentary work surfaces, double bowl stainless steel sink, oven, induction hob and extractor hood. Access to the rear garden through the stable back door.

Completing the ground floor accommodation is a useful under stair storage area perfect for a small utility space.

To the first floor is a landing leading to two bedrooms and the family bathroom. The main bedroom is spacious with plenty of room for storage and double glazed sash windows making it light and bright.

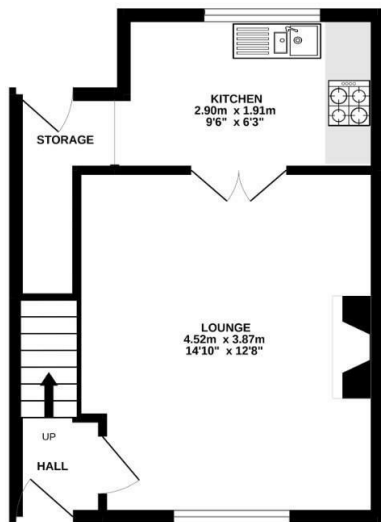
The second bedroom is currently being used as an at home office but would be perfect for a nursery or children's bedroom.

The bathroom consists of a contemporary three piece white suite with low level WC, pedestal wash hand basin and bath with overhead shower and tiled throughout providing a luxurious yet practical finish.

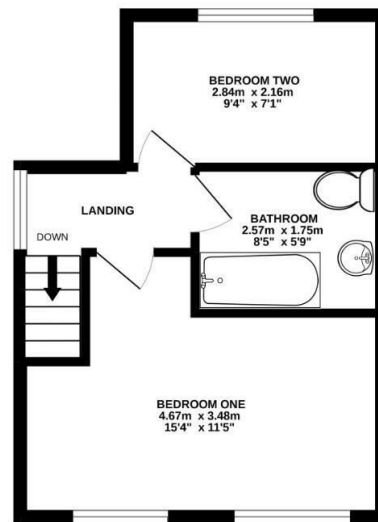
Externally there is a yard to the rear.

The property benefits from the modern day comforts of UPVC double glazing which have recently been updated throughout the home and gas fired central heating.

GROUND FLOOR
29.3 sq.m. (315 sq.ft.) approx.



1ST FLOOR
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA: 57.9 sq.m. (623 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 Metroplan 6/2022



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