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26 Coniston Grove
Colne
BB8 7DE



For Sale

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Extended
- Open-Plan

Price £230,000

- Large Garden
- Beautifully Presented
- Popular Residential Area
- Ideal For A Growing Family
- Spacious Living Accommodation



An immaculately presented three bedroom, semi-detached property in a popular residential area on the outskirts of Colne. Close to local amenities, accredited schools and a short drive to the M65 with links to Burnley, Preston and Manchester. This property presents an ideal purchase for a growing family.

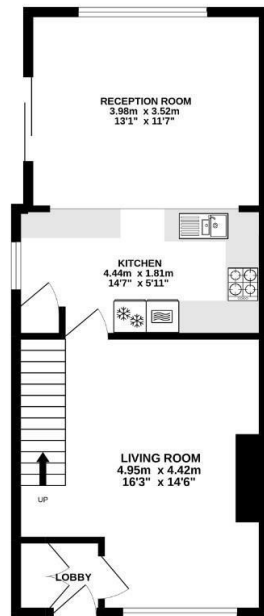
The property briefly comprises an entrance lobby with a useful storage cupboard, leading to a spacious living room with a large window overlooking the attractive front garden and stone fireplace with a wood burning stove. To the rear, an extension has produced a second, well proportioned reception room which is open plan with the generous kitchen housing matching wall, base and drawers units in white with contrasting work surfaces, black splashbacks, double bowl stainless steel sink, integrated dish washer, double oven, microwave, fridge freezer and gas hob with overhead extractor fan.

To the first floor is a central landing leading to two generous sized double bedrooms, both with built-in wardrobes, a spacious single bedroom and a modern family bathroom housing a three piece suite in white comprising a low level WC with hidden cistern, wash basin with vanity unit and panelled bath with overhead shower.

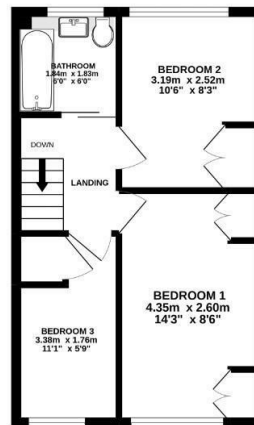
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is an impeccable, landscaped garden. To the front, a lawned area which continues to the side and includes mature flower beds, and a large patio area to the rear.

GROUND FLOOR
46.1 sq.m. (497 sq.ft.) approx.



1ST FLOOR
31.9 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 78.1 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, walls and window frames are approximate and to be regarded as such for guidance only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Please call 01282 868686.



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