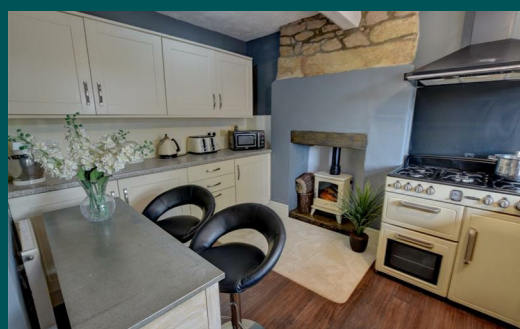


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28 Keighley Road  
Colne  
BB8 0JL



## For Sale

- Spacious three storey cottage
- Popular location
- Tastefully modernised with a wealth of original features
- Ideal for a growing family
- Three Bedrooms

Price £275,000

- Two Reception Rooms
- En-Suite
- Stunning family bathroom
- Gardens front & rear
- Viewing recommended



Located in a highly desirable area of Colne this stunning and deceptively spacious property offer spacious living accommodation over three floors and has been beautifully modernised throughout. This property provides the perfect balance of old meets new and would make an ideal family home.

The property briefly comprises to the ground floor an entrance hallway with stairs leading to the first and boasting original stone flooring which continues into the first of two reception rooms. Gaining a cosy feeling with a low ceiling, exposed beams and wood burning stove, maintaining the cottage like aura. Through to the rear you pass a storage area. A hallway leads to a utility room with WC, a second staircase accessing the first floor and a generous kitchen housing matching wall, base and drawer units with complimentary work surfaces, double bowl stainless steel sink, range style cooker and integrated dishwasher.

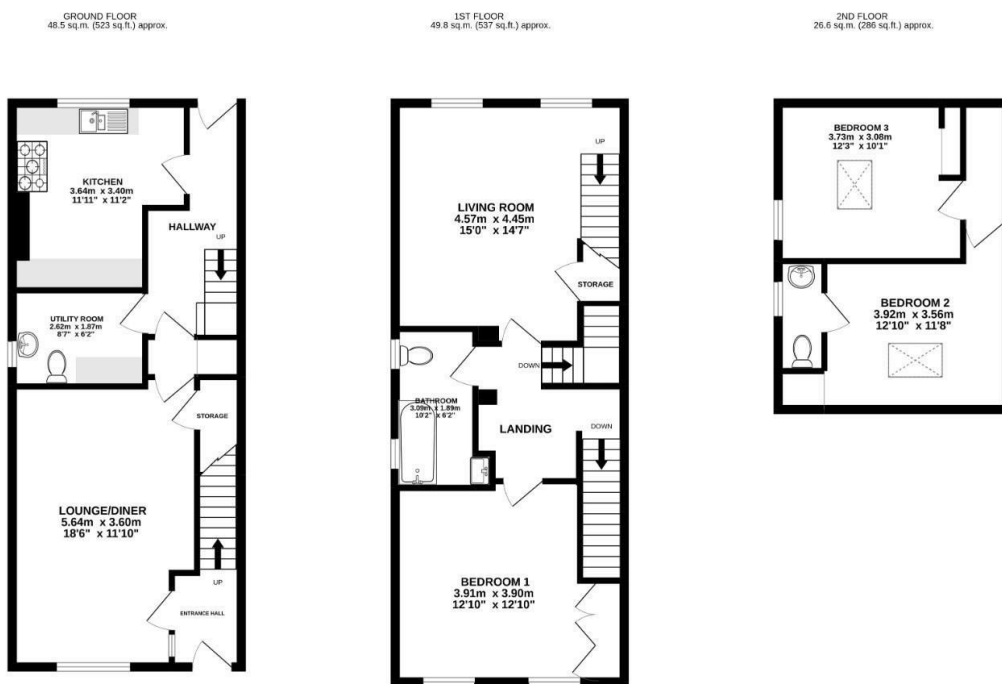
To the first floor, is a central landing leading to a spacious bedroom double bedroom to the front of the property with a useful fitted wardrobe, a contemporary, fully tiled bathroom housing a white three piece suite comprising a low level WC, pedestal wash basin, panelled bath with overhead shower and feature shower screen.

To the rear of the property is a spacious, double height living room featuring a full height chimney breast with wood burning stove, under stair storage cupboard, integrated fish tank, windows letting in an abundance of natural light and open plan staircase.

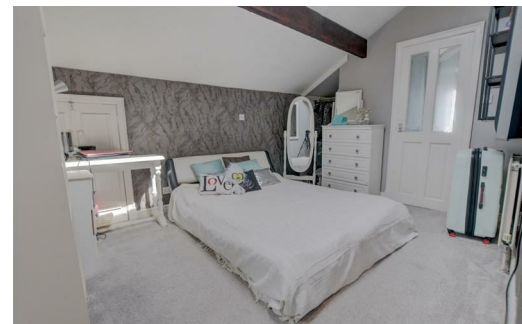
To the second floor are two well proportioned double bedrooms, both with a built-in storage cupboard and one boasting an en-suite cloakroom.

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

Externally there is a mature garden to the front with patio and sitting area and to the rear, an attractive paved garden with potted plants adding plenty of greenery and an outhouse with hot and cold water supply



TOTAL FLOOR AREA: 125.0 sq.m. (1345 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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