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4 James Street
Colne
BB8 0HN



For Sale

Price £89,950

- Mid-Terrace
- Three Bedrooms
- Traffic Free Location
- Popular Residential Area
- Modern Kitchen

- Ideal For First-Time Buyers
- Investment Property
- Gas Central Heating & UPVC Double Glazing
- Tax Band - A
- EPC - D



A mid-terrace, three-bedroom property located in a popular residential area in Colne, occupying a traffic free position whilst still conveniently situated a short walking distance from Colne Town Centre and all the local amenities on offer, including good transport links and schools.

The accommodation is arranged over three floors and as you enter the property through the UPVC front door, you are greeted by a generous lounge, feeling bright and airy with a wall mounted, electric fire providing an attractive focal point within the room and access to a useful under stair storage cupboard.

To the rear is a modern kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, stainless steel sink, integrated oven and hob with overhead extractor fan.

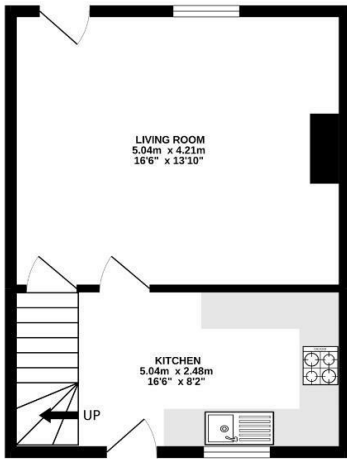
To the first floor, a landing leads to a spacious double bedroom to the front of the property, a single bedroom to the rear and a centrally located bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

To the second floor is an attic room which could be used as a third bedroom.

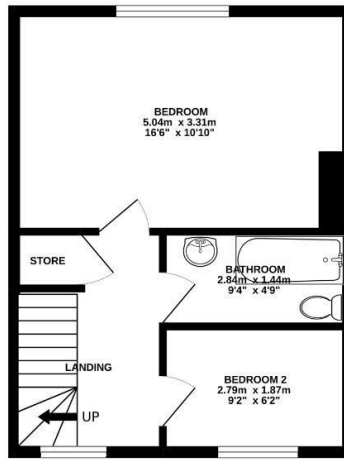
Externally there is an enclosed yard to the rear.

The property benefits from the modern-day comforts of gas central heating and UPVC double glazing and would be an ideal purchase for first-time buyers looking to gain a foothold on the property ladder or landlords and investors looking for a buy-to-let.

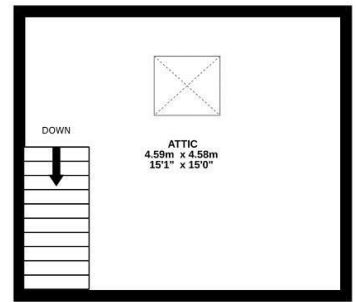
GROUND FLOOR
33.5 sq.m. (361 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.



2ND FLOOR
21.5 sq.m. (231 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (953 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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