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10 Rutland Street
Colne
BB8 0QJ



For Sale

Price £107,950

- Stone Built Mid-Terrace
- Three Bedrooms (incl attic)
- Two Reception Rooms
- Converted Cellar
- Multi-Fuel Stove

- Popular Residential Area
- Ideal For First Time Buyers or Growing Families
- Close To Local Amenities
- Tax Band - A
- EPC - E



A deceptively spacious, mid terrace property located in a popular residential area of Colne, close to local amenities, good schools and travel links, providing a perfect home for first time buyers or growing families.

Arranged over four floors, the property briefly comprises to the ground floor: an entrance vestibule as you enter through a handsome wooden front door with stained glass window. This in turn leads into the first of two reception rooms, currently being used as a dining room, boasting a stone fireplace with coal fire providing an attractive focal point within the room. A staircase also provides access to the first floor.

To the rear of the property is a second, larger reception room benefitting from a multi fuel stove and open plan layout with the kitchen which houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink and plumbing for a washing machine.

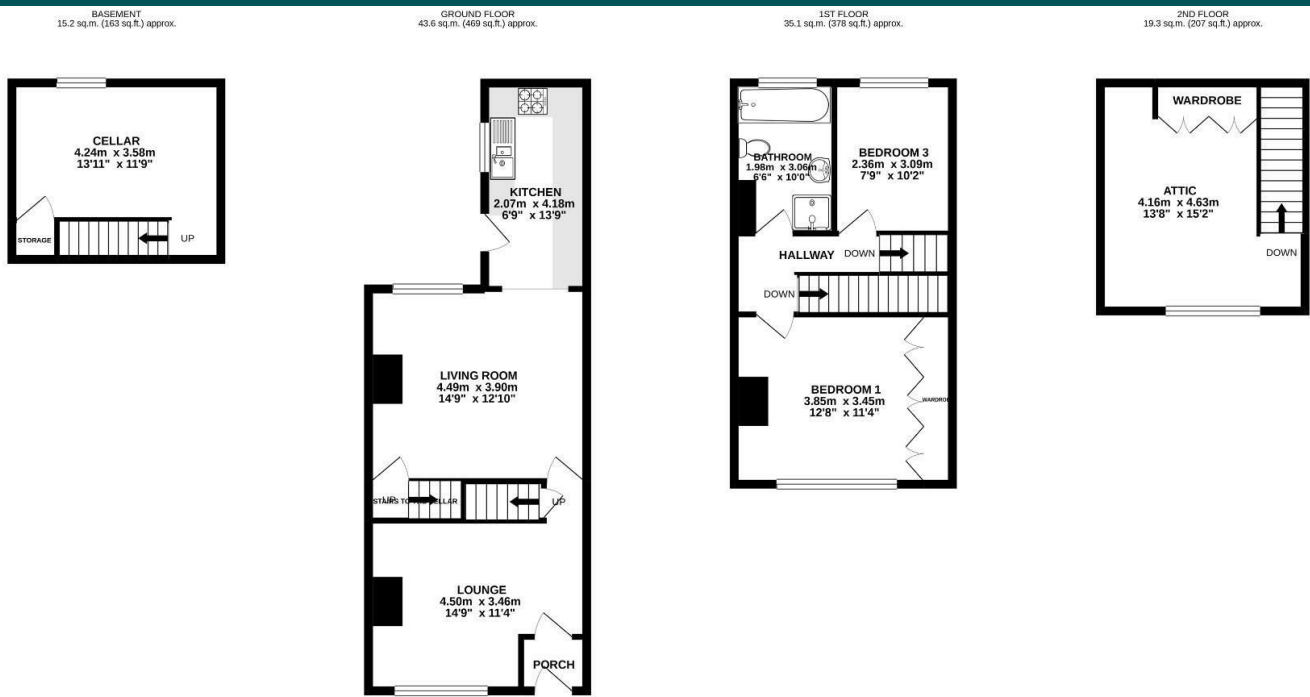
Access to the lower ground floor can be gained through the second reception room, where a cellar has been converted and is currently being used for storage.

To the first floor, a central landing leads to a double bedroom to the front of the property, boasting fitted wardrobes, and a generous single bedroom to the rear. A fully tiled bathroom houses a four-piece suite in white comprising a low-level WC, pedestal wash basin, bath with shower tap and a separate shower cubicle.

To the second floor is an attic room, currently being used as a third bedroom and also benefits from fitted wardrobes and excellent views over towards Pendle Hill.

Externally to the rear of the property is an enclosed yard.

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



TOTAL FLOOR AREA: 113.2 sq.m. (1218 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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