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13 Phillips Lane  
Colne  
BB8 8JB



For Sale

Price £120,000

- Attractive mid terrace
- Close to Schools & public transport links
- Ideal for FTB/growing family
- 3 Bedrooms (inc attic)
- Good sized lounge

- Fully fitted dining kitchen
- Modern 3-piece bathroom
- Forecourt, rear yard with large shed
- GFCH & UPVC dg
- Viewing recommended



An attractive garden fronted modern mid terrace dwelling situated in an established and convenient residential location off Burnley Road a short walking distance away from local Primary and Secondary Schools, public transport links and a short drive away from the M65 and national motorway network.

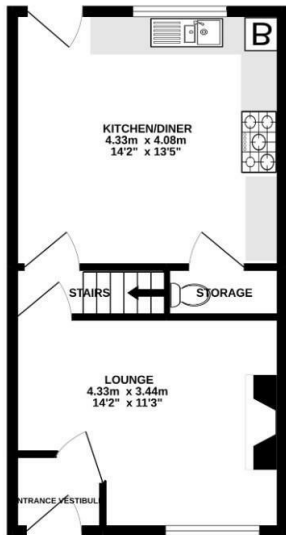
The property offers good sized living accommodation arranged over three floors and comprises on the ground floor, entrance vestibule accessed by a UPVC double glazed door, good sized lounge with wall mounted gas fire and stairs providing access to the first floor and fully fitted modern dining kitchen housing a good range of fitted wall and base units with complementary work surfaces and splash backs, range oven, 1½ bowl sink unit, wall mounted gas fired combination boiler, under stairs storage cupboard with wc and plumbing for washer, wall mounted gas fire and UPVC double glazed door leading to the rear yard.

To the first floor is a landing, excellent sized double bedroom to the front with modern fitted bedroom furniture and walk in storage cupboard, good sized second bedroom to the rear and modern three piece bathroom suite in white comprising bath with shower over and LED TV screen, wc and vanity sink unit. To the second floor is a useful attic bedroom with Velux skylight, shower cubicle, low level wc and vanity sink unit.

Externally, to the front of the property is a garden forecourt and to the rear is an enclosed yard with large timber shed.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

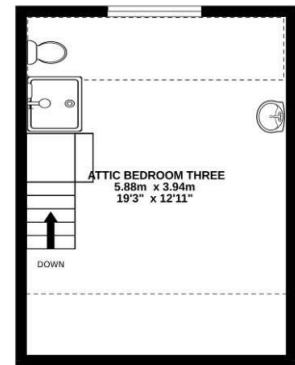
GROUND FLOOR  
35.3 sq.m. (380 sq.ft.) approx.



1ST FLOOR  
35.1 sq.m. (377 sq.ft.) approx.

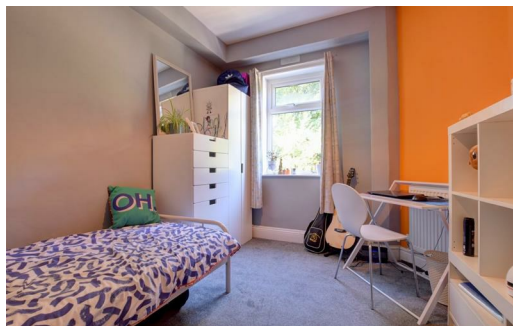


2ND FLOOR  
24.3 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA: 94.7 sq.m. (1019 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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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk