

Because life is

PettyTM
Real

6 Bents
Colne
BB8 7AH



For Sale

£132,500

- Stunning period end cottage
- One bedroom
- Open plan lounge & kitchen
- Solid Oak floor complete with solid fuel stove.
- 3-piece bathroom
- Sealed unit double glazing
- Gas fired central heating
- Parking for one vehicle
- Patio area
- Viewing essential



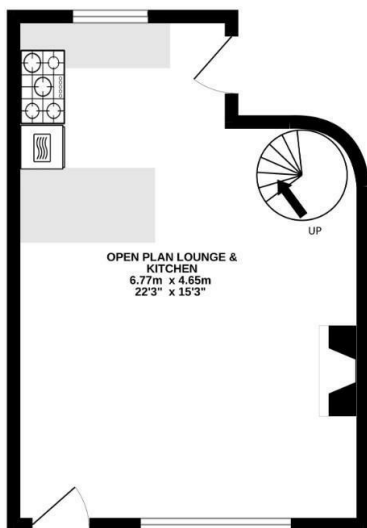
Simply stunning is the only way to truly describe this traditional period end cottage property which is presented to an exceptional standard with a contemporary finish yet sympathetically retaining many original characteristic features.

The accommodation briefly comprises on the ground floor, open plan lounge and kitchen, the lounge area boasting a luxurious solid oak floor complete with solid fuel stove. The kitchen area is finished in high gloss black with solid wood working surfaces together with a wealth of integrated appliances. There is a bespoke solid ash spiral staircase which provides access to the first floor. Currently the property provides one bedroom accommodation which comprises a sizeable double bedroom with pitched ceiling and feature exposed stone work and storage compartments. The bathroom houses a contemporary three piece suite in white comprising Japanese Extradite bath tub, and is finished in contrasting black slate effect tiling.

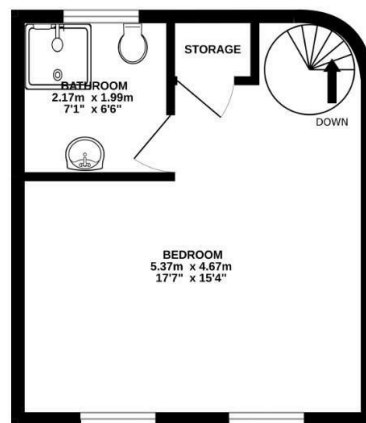
The property is complemented by the modern day comforts of sealed unit double glazed traditional style sliding sash windows with plantation shutters and gas fired central heating supplied by a modern combination boiler.

Externally, to the side of the property there is a car parking space for one vehicle.

GROUND FLOOR
28.4 sq.m. (306 sq.ft.) approx.



1ST FLOOR
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA: 53.3 sq.m. (574 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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