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7 Grindlestone Hirst
Colne
BB8 8BF



For Sale

£170,000

- Tax Band - B
- Semi-Detached
- Off-Road Parking
- Three Bedrooms
- Gas Central Heating

- UPVC Double Glazing
- Quiet Residential Location
- Kitchen/Diner
- Large Garden



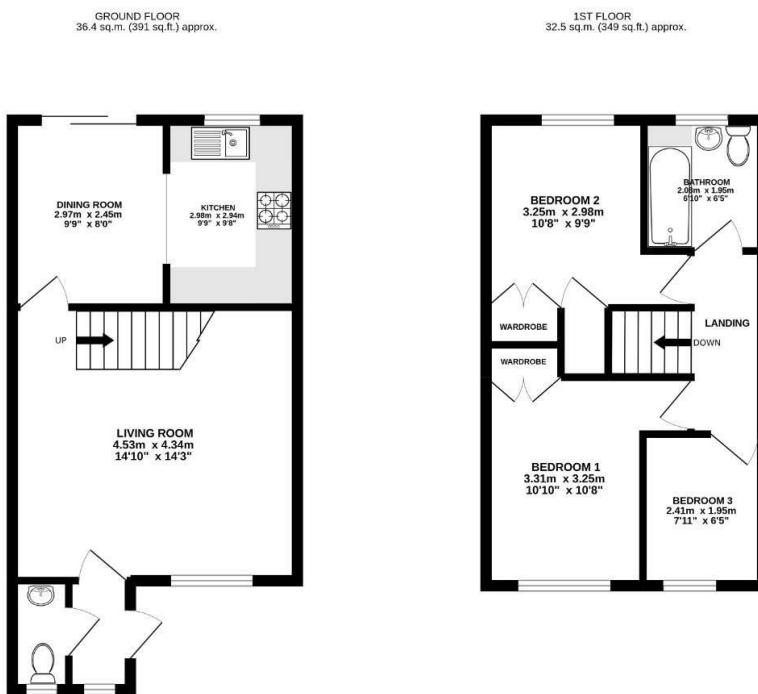
An opportunity has arisen to purchase a semi detached home situated in an established and popular residential development on the outskirts of Colne. The property is handily located being within a short driving distance away from amenities, local Schools and public transport links.

The property is arranged over two floors and briefly comprises on the ground floor, an entrance hallway accessed by a UPVC double glazed door and a useful downstairs cloakroom. Leading from the hallway is a spacious living room with a gas fire and open staircase accessing the first floor. To the rear is an open-plan kitchen/diner housing matching wall, base and drawer units with complimentary work surfaces, sink, integrated oven and gas hob with overhead extractor fan. Double doors in the dining room lead to the rear garden and let in an abundance of natural light.

To the first floor is a central landing leading to three generous sized bedrooms, two of which benefit from built-in storage/wardrobes and bathroom housing a white, three-piece suite comprising a low level WC, pedestal wash basin and panelled bath with overhead shower.

Externally, to the front of the property is a garden laid to lawn with a lengthy driveway and car-port providing plenty of off-road parking. To the rear is a well kept garden laid mainly to lawn with a patio area and garden shed.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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