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PettyTM
Real

8 Ruskin Avenue
Colne
BB8 9RW



For Sale

- Semi-Detached
- Three Bedrooms
- Fully Renovated
- High Quality Finish
- Kitchen/Diner

Offers In The Region Of £184,950

- Off-Road Parking For Two Cars
- Generous Garden
- Move-In Ready
- Tax Band - A



A deceptively spacious, three bedroom, semi-detached property located in a popular residential area in Colne. Close to local amenities, a short walk to Colne Town Centre and the M65 motorway with links to Burnley, Manchester and Preston.

The property has recently undergone a full renovation and is presented to a very high standard.

The property is arranged over two floors and briefly comprises to the ground floor: an entrance lobby as you enter through a UPVC front door with stairs ascending to the first floor. To the right sits a generous living room boasting French doors leading out to the rear garden. To the left is a large kitchen/diner with an open plan floorplan perfect for a family home. Benefitting from dual aspect windows letting in an abundance of natural light and a useful under stair storage area. The kitchen is fitted with grey, high gloss cabinets with matching wall, base and drawer units with co-ordinating work surfaces and integrated appliances including double bowl stainless steel sink, dish washer, double oven, gas hob with overhead extractor fan and plumbing for a washing machine.

To the first floor is a central landing leading to two well proportioned bedrooms situated to the front of the property and a large single bedroom. A bathroom houses a two piece suite in white comprising a wash basin and a panelled bath with overhead shower. Adjoining the main bathroom is a separate WC.

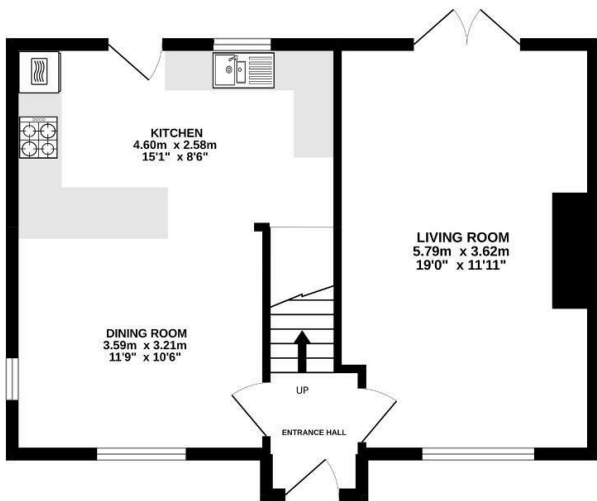
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a tarmacked driveway to the front with space for two cars and a generous garden to the rear, laid mainly to lawn.

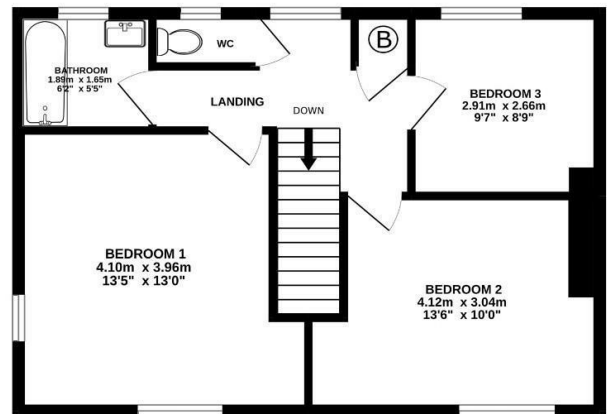
An internal viewing is highly recommended to appreciate the finishing and space this property has to offer.

Note: The vendor has arranged for the kerb to be dropped to provide parking and this will be carried out prior to completion.

GROUND FLOOR
47.5 sq.m. (512 sq.ft.) approx.

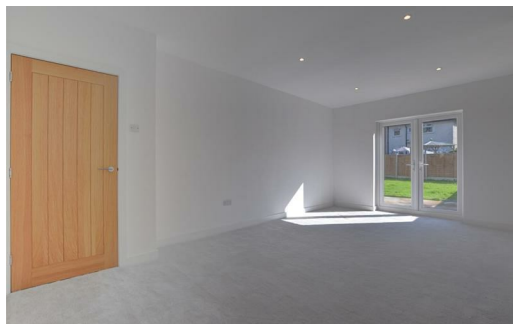
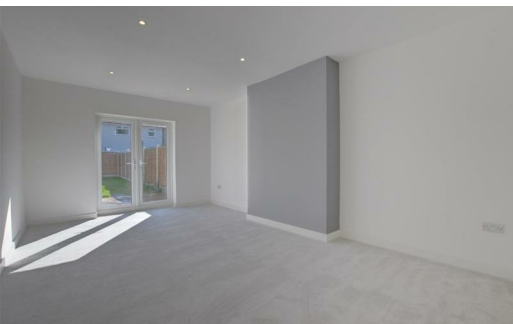


1ST FLOOR
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 93.1 sq.m. (1002 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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