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Petty
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Park Cottage The Park
Colne
BB8 0QH



For Sale

Price £189,950

- End-Of-Three
- Two Bedrooms
- Presented To A High Standard
- Modern Kitchen
- Fully Tiled Bathroom

- Quiet, Traffic Free Location
- UPVC Double Glazing & Gas Central Heating
- Ideal for first time buyers or downsizers
- Private parking
- Tax Band - C - EPC - E



A rare opportunity to purchase a converted Georgian Private School. Built in the 1830's the school has been converted into three properties and sits in a quiet and traffic free setting off Keighley road close to local amenities and a short walk to Colne Town Centre with the bars and bistros it has to offer. Presented to a high standard the property would be an ideal purchase for a first time buyer or someone looking to downsize.

Arranged over two floors the property briefly comprises to the ground floor: A spacious lounge as you enter through a UPVC front door, boasting a stone fireplace with gas fire providing an attractive focal point within the room and double aspect windows letting in an abundance of natural light. Adjoining the lounge is a kitchen/diner housing an array of matching wall, base and drawer units with co-ordinating work surfaces and splashbacks, 1.5 bowl stainless steel sink, integrated appliances including fridge/freezer, oven and hob with an overhead extractor fan. A useful and large storage cupboard is plumbed for a washing machine/dryer.

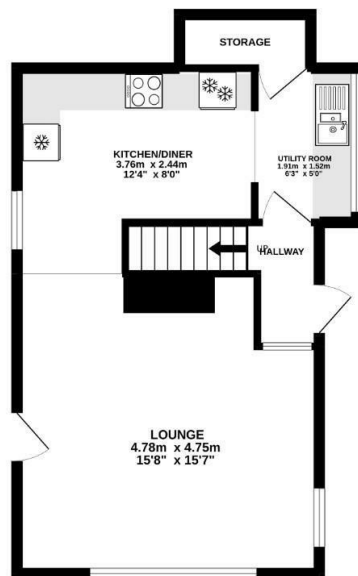
To the first floor is a central landing, with a useful storage cupboard, and leads to a large master bedroom boasting fitted wardrobes providing ample storage and triple aspect views. A generous single bedroom sits opposite the master bedroom and a spacious, fully tiled bathroom houses a modern three piece suite in white comprising a low level WC, wash basin with vanity unit and a panelled bath with an overhead shower.

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

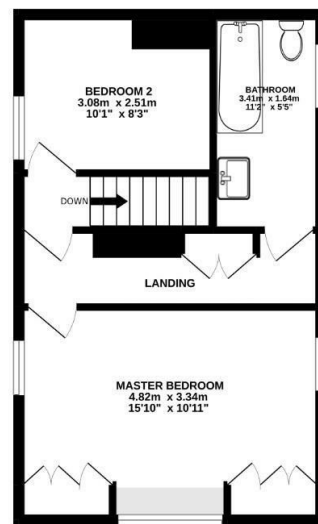
Externally there is an attractive large flagged yard to the rear of the property with a raised bedding area containing shrubs and flowering plants. A perfect area to relax on a warm summers evening. To the side of the property are areas with plants and trees.

An internal inspection is highly recommended to fully appreciate the space and high quality finishes this home has to offer.

GROUND FLOOR
40.6 sq.m. (437 sq.ft.) approx.



1ST FLOOR
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA: 77.7 sq.m. (837 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the description 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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