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Real

17 Haverholt Close  
Colne  
BB8 9SN



For Sale

£190,000

- Semi-detached family property
- Sought after location
- Near to Alkincoates Park
- Brand new kitchen
- Brand new central heating system

- Lounge
- Three bedrooms
- Three piece shower room
- Driveway, garage & garden
- No chain





Spacious three bedroom semi-detached property occupying a quiet cul-de-sac setting situated in this popular and established residential area of Colne. The property has recently been refurbished and benefits from brand new kitchen and new central heating system.

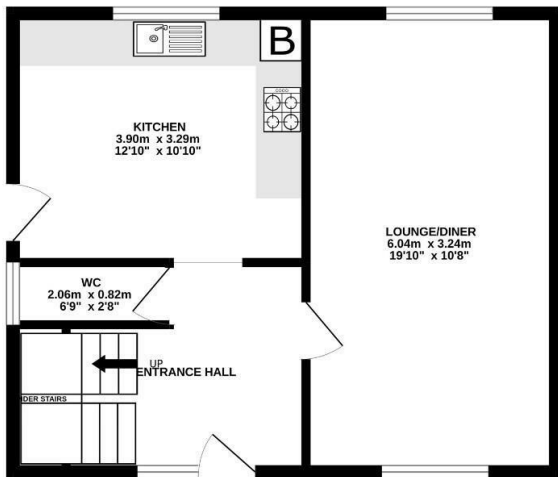
The living accommodation is arranged over two floors and briefly comprises on the ground floor an entrance hallway with return staircase ascending to the first floor with useful under stairs storage and a cloakroom houses a two piece suite in white. To the right hand side of the hallway is the main family lounge with large UPVC double glazed windows to the front and rear elevation which infuses the room with an abundance of natural light. To the rear is a new dining kitchen which houses an L-shaped arrangement of matching wall, base and drawer units, coordinating working surfaces and integrated oven & hob. A wall mounted gas fired central heating boiler which is under guarantee.

On the first floor to the landing there are two useful storage cupboards and a UPVC double glazed window providing natural light together with a pull down ladder leading to a boarded loft space. There are double bedrooms located to the front and rear of the property with fitted wardrobes and the third bedroom is particularly generous in size. The shower room houses a three piece suite comprising double shower enclosure, low level wc and pedestal wash basin.

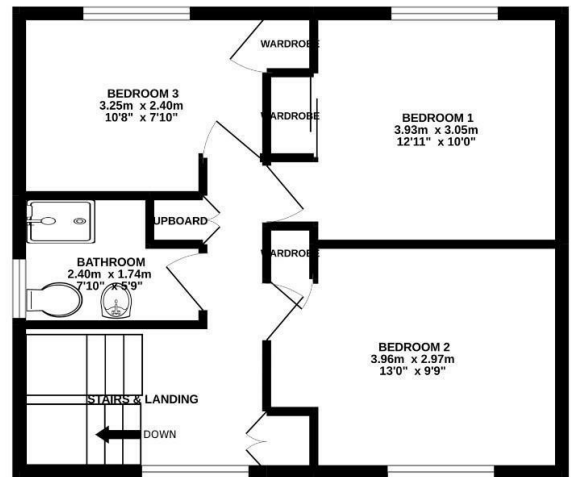
The property is complemented by the modern day comforts of UPVC double glazing throughout and a brand new central heating system power via a modern condensing combination boiler.

Externally to the front of the property there is a garden forecourt and driveway leading to a detached single garage with a manually operated up and over door. To the rear is a good sized garden with lawn and patio areas

GROUND FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



1ST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA : 86.4 sq.m. (930 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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