

Because life is

Petty
Real™

37 Tennyson Road
Colne
BB8 9RU



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Spacious mid terrace quasi
- Popular location
- Ideal for a family
- Some TLC required
- Lounge

Auction Guide £70,000

- Dining kitchen
- Three bedrooms
- Bathroom
- Gardens front & rear
- No chain



****For Sale by Modern Method of Auction; Starting Bid Price £70,000 plus Reservation Fee.****

Spacious mid one of four quasi terrace. Located in an established and popular residential area of Colne a short distance away from North Valley Retail Park which offers an excellent range of amenities to include Aldi, Lidl, Sainsbury's and TK Maxx. The property is also handily located for easy access to the M65 which leads to the national motorway network.

The property offers good sized living accommodation arranged over two floors and briefly comprises on the ground floor a UPVC double glazed porch, good sized lounge with fire and surround, stairs providing access to the first floor and under stairs storage cupboard and fully fitted dining kitchen housing a good range of wall and base units with complementary work surfaces and splash backs, plumbing for automatic washing machine. There is a rear lobby which has a UPVC double glazed door leading to the rear garden.

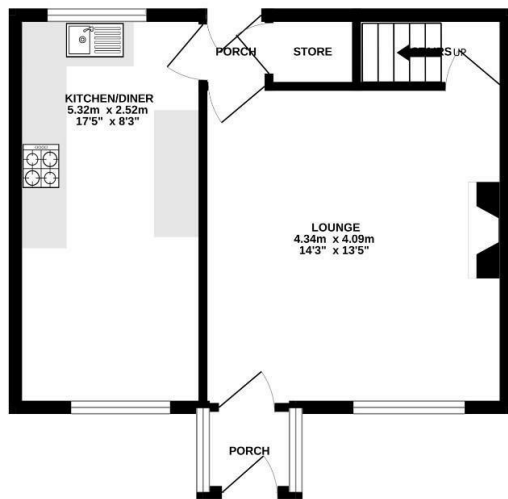
To the first floor is a landing, two good sized double bedrooms, third single bedroom and three piece bathroom suite which comprises, bath, wc and wash basin.

Externally to the front and rear are good sized gardens.

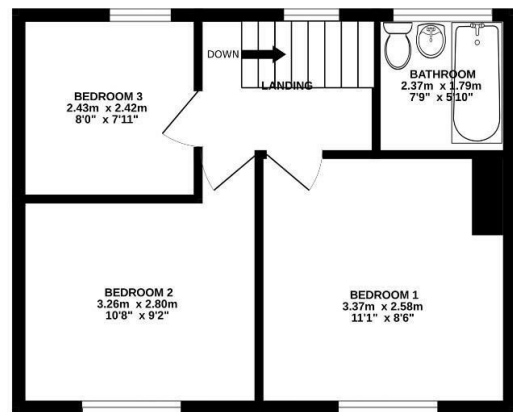
The property benefits from the modern day comforts of double glazing and gas fired central heating.

No onward chain

GROUND FLOOR
35.9 sq.m. (387 sq.ft.) approx.



1ST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 70.5 sq.m. (759 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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