

Because life is

Petty
Real™

1 Lime Street
Colne
BB8 9EL



For Sale

- 2 bedroom mid terrace
- Gas fired central heating
- Upvc double glazing
- Modern fitted kitchen
- Rear yard

Price £100,000

- close to local amenities
- Modern bathroom
- M65 within 10 minutes drive
- Ideal for First Time Buyer
- Off Langroyd Road



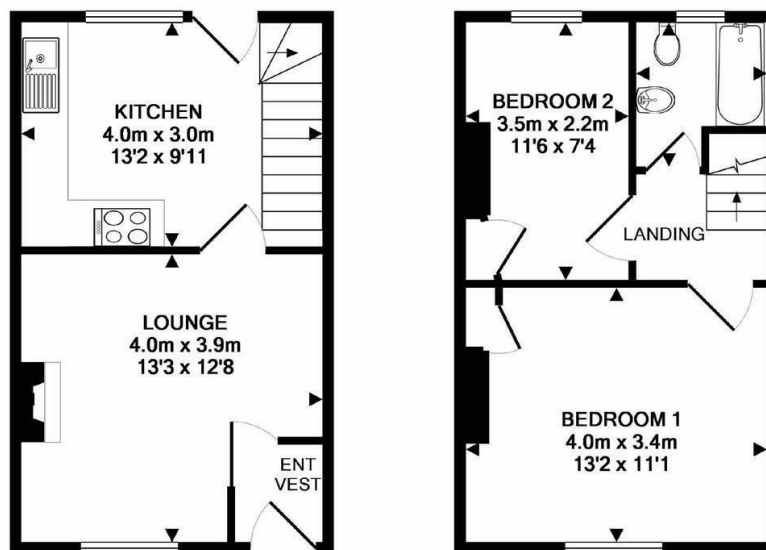
Nestled in a charming cobbled street, this property enjoys a prime position in an established and highly sought-after residential area of Colne, just off Langroyd Road. Imagine having the convenience of this fantastic location every day.

As you step inside through the welcoming vestibule, you'll be greeted by a spacious lounge. Picture yourself relaxing in front of a gas fire set in a stunning feature fire surround. And that's just the beginning. The modern dining kitchen is a culinary delight. It boasts brand-new units and appliances, creating a sleek and stylish space for meal preparation. Laminate flooring adds a touch of contemporary elegance.

Upstairs, you'll find a master bedroom at the front of the house and a second bedroom to the rear. Your own personal oasis awaits, with comfortable and tranquil living spaces. The bathroom features a modern white three-piece suite with complimentary tiled splash backs. It's a haven of relaxation and sophistication.

Step outside to your private rear yard – an ideal spot for late afternoon BBQs and creating cherished memories with loved ones.

Stay cozy all year round with gas-fired central heating powered by a recently fitted boiler. No more chilly winter nights – you'll always have a warm haven to return to. Enjoy the benefits of UPVC double glazing, which not only keeps your home well-insulated but also reduces energy costs. Say goodbye to drafts and hello to a brighter, more energy-efficient living space.

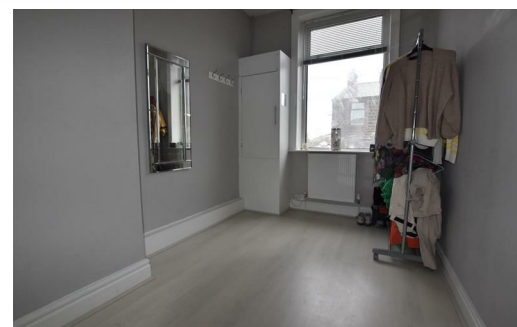


GROUND FLOOR
APPROX. FLOOR
AREA 27.6 SQ.M.
(297 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 26.6 SQ.M.
(287 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.2 SQ.M. (583 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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