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34 West Street  
Colne  
BB8 0HW



For Sale

Price £100,000

- Mid-Terrace
- Two Double Bedrooms
- Spacious Rooms
- Converted Cellar/Office Room
- Tenant In-Situ

- Possible Vacant Possession
- Town Centre Location
- Good Transport Links
- Well-Maintained
- Ideal For First Time Buyers



\*Tenant In-Situ - Vacant possession possible\*

A well maintained, mid-terraced property in the heart of Colne, located close to schools, local amenities and good transport links, this presents an ideal purchase for first time buyers or landlords looking for a buy-to-let.

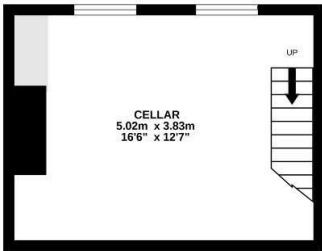
The property briefly comprises on the ground floor, an entrance vestibule as you enter, leading into a large living room with gas fireplace and a spacious kitchen to the rear of the property housing matching wall, base and drawer units with complimentary work surfaces, stainless steel sink, oven, gas hob with overhead extractor fan and a second entrance hallway with steps outside leading to the rear garden. In the kitchen are stairs leading down to a converted cellar room, currently being used as an office, feeling light and bright with large windows that open fully to allow access to the rear yard.

To the first floor, is a central landing leading to two spacious double bedrooms and a modern three-piece bathroom suite in white comprising low level WC, pedestal wash basin and panelled bath with overhead shower.

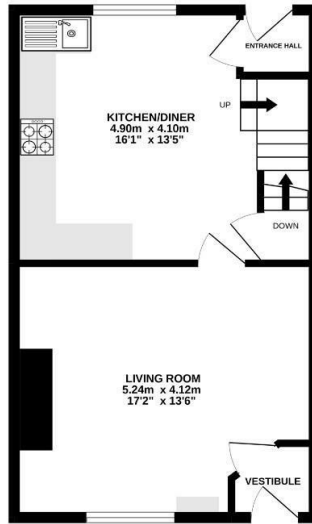
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear with raised flower beds.

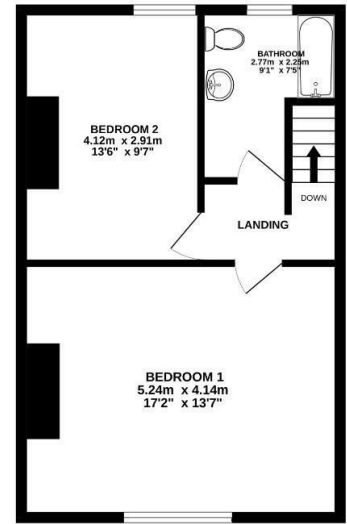
BASEMENT  
18.5 sq.m. (199 sq.ft.) approx.



GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR  
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 98.3 sq.m. (1058 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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