

Because life is

PettyTM
Real

125 Skipton Road
Colne
BB8 0NX



For Sale

Price £184,950

- Stunning stone built end terrace
- Popular location
- Perfect for a family
- Modern kitchen with appliances
- Two reception rooms

- Useful cellar
- Four bedrooms
- Brand new four piece bathroom
- En-suite wet room
- Viewing essential



A stunning garden fronted end terrace dwelling presenting an ideal purchase for first time buyers or growing families in a highly sought after location. This beautiful home is in immaculate condition and is ready to move in.

The property comprises on the ground floor an entrance lobby accessed by a composite door, entrance hallway, well proportioned lounge with modern living flame gas fire and surround. There is a second larger living room with feature multi fuel stove, stairs leading to a useful cellar room which could be used a home office/study. The kitchen houses an excellent range of modern wall and base units with complementary work surfaces, integrated oven and hob, fridge freezer, dish washer 1½ bowl stainless steel sink unit, plumbing for automatic washing machine and UPVC double glazed door leading to rear courtyard.

To the first floor is a landing, there are two well proportioned double bedrooms, to the rear is a fourth single bedroom which is currently utilized as a dressing room and benefits from a brand new solid oak fitted wardrobes. Bathroom housing a brand new four piece modern suite in white comprising bath with centre taps, wc, vanity sink unit and corner shower. To the second floor is the main double bedroom with dormer window useful eaves storage cupboard and and en-suite wet room which is fully tiled throughout to provide a practical yet luxurious finish.

Externally to the front of the property is an attractive garden forecourt and to the rear is a private courtyard garden with paved patio area and timber shed.

The property benefits from the modern day comforts of brand new sash style double glazing and gas fired central heating the heating is powered by a brand new Valiant gas fired combination boiler which comes with a 10 year guarantee and an internal viewing is recommended.



Total area: approx. 143.5 sq. metres (1544.6 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk