

Because life is

PettyTM
Real

41 Hill Street
Colne
BB8 0DH



For Sale

Price £139,950

- Spacious end terrace
- Close to amenities & public transport links
- Excellent for the growing family
- Lounge with multi fuel stove
- Living room

- Separate fitted kitchen
- Cellar
- 3 Bedrooms (inc attic)
- 4 piece bathroom
- GFCH & UPVC dg



Situated in a highly sought after and popular area of Colne located off Albert Road a short distance away from the cafes, bars and restaurants that it offers as well as public transport links, local Schools and Pendle Leisure Centre.

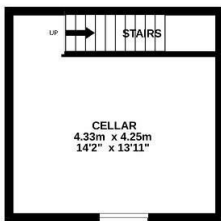
The property offers spacious family living accommodation arranged over four floors and briefly comprises on the ground floor excellent sized lounge with multi fuel stove, stairs providing access to the first floor, dining room/living room with gas fire and stairs leading down to the cellar and fully fitted separate kitchen which houses a range of fitted matching wall, base and drawer units, UPVC double glazed door leading to the rear yard. To the lower ground floor is a useful cellar room.

To the first floor is a landing, excellent sized double bedroom to the front & second double bedroom to the rear. Substantial four piece family bathroom comprising bath, wc, vanity sink unit, and shower cubicle. To the second floor is a spacious attic third bedroom with built in storage cupboard and has excellent views over the surrounding countryside.

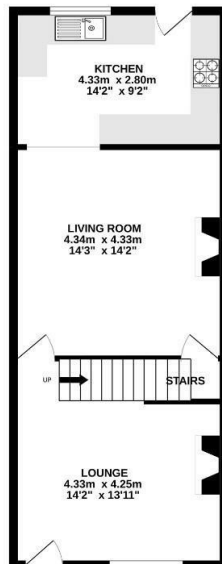
Externally to the front is a garden forecourt and to the rear is a good sized enclosed yard.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and would be perfect for growing families.

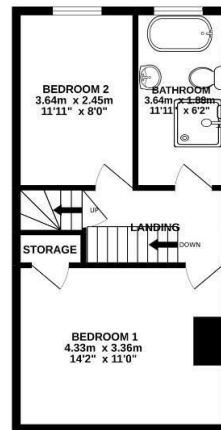
BASEMENT
18.4 sq.m. (198 sq.ft.) approx.



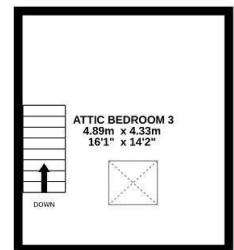
GROUND FLOOR
48.3 sq.m. (518 sq.ft.) approx.



1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



2ND FLOOR
21.2 sq.m. (228 sq.ft.) approx.



TOTAL FLOOR AREA: 124.3 sq.m. (1338 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.
Made with Metropix ©2022



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.