

Because life is

Petty
Real™

11a Skipton Road
Colne
BB8 0NQ



For Sale

- Modernised mid terrace
- Popular location
- Walking distance of amenities
- Ideal for investor or first time buyer
- Open plan lounge & kitchen

Reduced To £89,995

- Two bedrooms
- Modern shower room
- Studio & cellar
- Central heating
- Double glazing



Discover an exceptional opportunity in the heart of Colne, where convenience meets potential. This charming terrace, is within a stone's throw of all the amenities, facilities and presents a compelling prospect for first-time buyers and savvy investors alike.

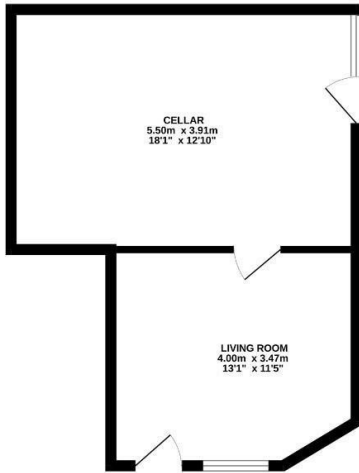
On the ground floor is a reception room which could be utilised as retail premises subject to obtaining change of use and useful cellar. To the first floor is a modern open plan lounge & fitted kitchen.

The second floor unveils two well-proportioned bedrooms, ensuring restful nights and cozy mornings. Modern shower room, with its three-piece suite comprising a shower enclosure WC, and wash basin, provides all the essentials for your daily routine.

What sets this property apart is the potential for transformation. Imagine converting the main reception room into a shop or retail premises, capitalizing on the high foot traffic in this bustling area.

Don't miss this chance to turn your dreams into reality. Whether you're taking your first step onto the property ladder or looking to invest, this terrace is a canvas waiting for your vision to come to life.

GROUND FLOOR
35.6 sq.m. (384 sq.ft.) approx.



1ST FLOOR
22.0 sq.m. (237 sq.ft.) approx.

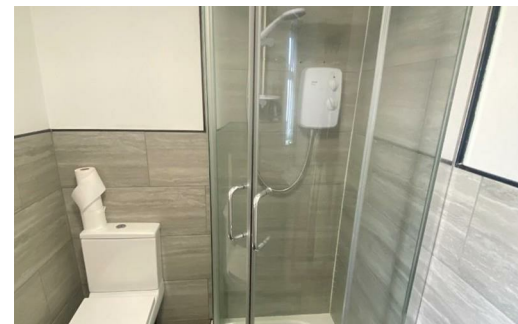


2ND FLOOR
22.0 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA : 79.6 sq.m. (857 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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