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28 Venables Avenue  
Colne  
BB8 7DF



## For Sale

Price £190,000

- Superb Semi Detached House
- Lounge/Diner, fully fitted kitchen
- 3 good sized Bedrooms
- 3-piece Bathroom
- GCH and UPVC double glazing

- Highly sought after location
- Views over Boulsworth Hill
- Garage and off road parking to the rear
- Gardens to front, side and rear
- Council Tax Band C



Located in a highly sought after and popular residential area of Colne on the doorstep of Park High School and in the catchment area of other local established Primary Schools, local amenities and public transport links, this superb semi-detached dwelling provides good sized family living accommodation arranged over two floors.

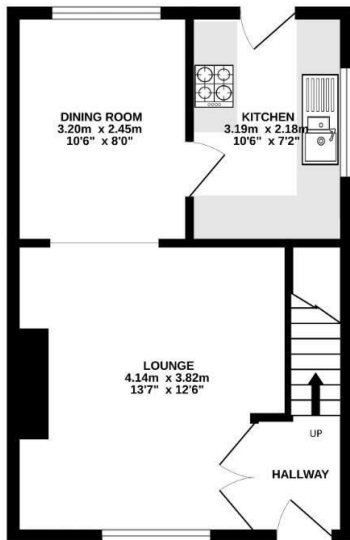
The accommodation briefly comprises on the ground floor an entrance hallway accessed by a UPVC double glazed door and having stairs providing access to the first floor. There is a well proportioned lounge/diner and separate fitted kitchen. The kitchen houses a range of fitted base units with integrated oven and hob, stainless steel sink unit, fridge, freezer and automatic washing machine, UPVC double glazed door leading to the rear garden,

To the first floor is a landing, three well proportioned bedrooms each with built in storage cupboards and there is a three piece bathroom comprising bath with shower over, wc and wash basin.

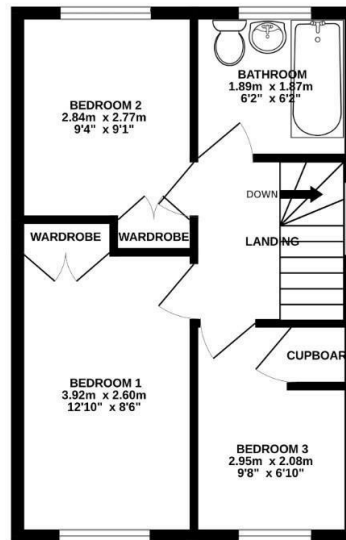
Externally to the front is an excellent sized garden laid mainly to lawn with shrubbery. To the rear is a further garden area laid mainly to lawn with bedding plants, shrubbery and side patio area enjoying views towards Bousworth Hill in the distance. Tarmac off-street parking and garage at rear accessible from Thirlmere Avenue.

The property benefits from the modern day comforts of gas central heating, new boiler installed last year and UPVC double glazing and there is no onward chain.

GROUND FLOOR  
32.9 sq.m. (355 sq.ft.) approx.



1ST FLOOR  
33.6 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA - 66.5 sq.m. (716 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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