

Because life is

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Real

Briar Edge Prospect Farm  
Lenches Road  
Colne  
BB8 8ET



For Sale

£115,000

- Spacious detached parkhome
- Large plot
- Short drive to amenities and open countryside
- Three bedrooms
- Lounge with wood burning stove

- Recently installed modern kitchen
- Modern three piece bathroom
- Excellent sized garden
- Ample off road parking
- Maintenance charge payable & over 50's only



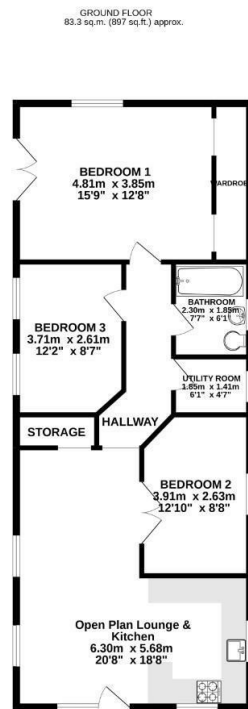
Prospect farm is Located in an established rural setting, within a short driving distance from Colne town centre ideal for single person or couple looking to downsize. The park is currently undergoing redevelopment which will make a luxurious development nestled in the beautiful Pendle countryside.

Upon entering the property you are greeted by a fabulous open plan living dining area and recently installed modern kitchen. The kitchen houses a range of fitted wall, base & drawer units with contrasting work surfaces and integrated oven & gas hob. Walk in storage cupboard. Hallway provides access to a three piece bathroom with stylish three piece suite including bath with shower over, wc and wash hand basin again with a chrome heated towel rail.

The master bedroom which has patio doors leading out onto a patio area and has walk in wardrobe. There are two further double bedrooms and a useful utility room which has plumbing for automatic wash machine.

Outside this beautiful home benefits from a private driveway, garden area to the rear and views towards Pendle hill and the surrounding countryside.

Over 50's only



TOTAL FLOOR AREA: 83.3 sq.m. (897 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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.  
What we'll measure 02022



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.

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

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)