

Because life is

PettyTM
Real

119 Burnley Road
Colne
BB8 8DT



For Sale

- Spacious mid terrace
- Near to amenities
- Short drive from the M65
- Ideal for first time buyer or family
- Lounge

Reduced £107,950

- Living room
- Separate fitted kitchen
- Three bedrooms (including attic)
- Three piece bathroom
- No onward chain

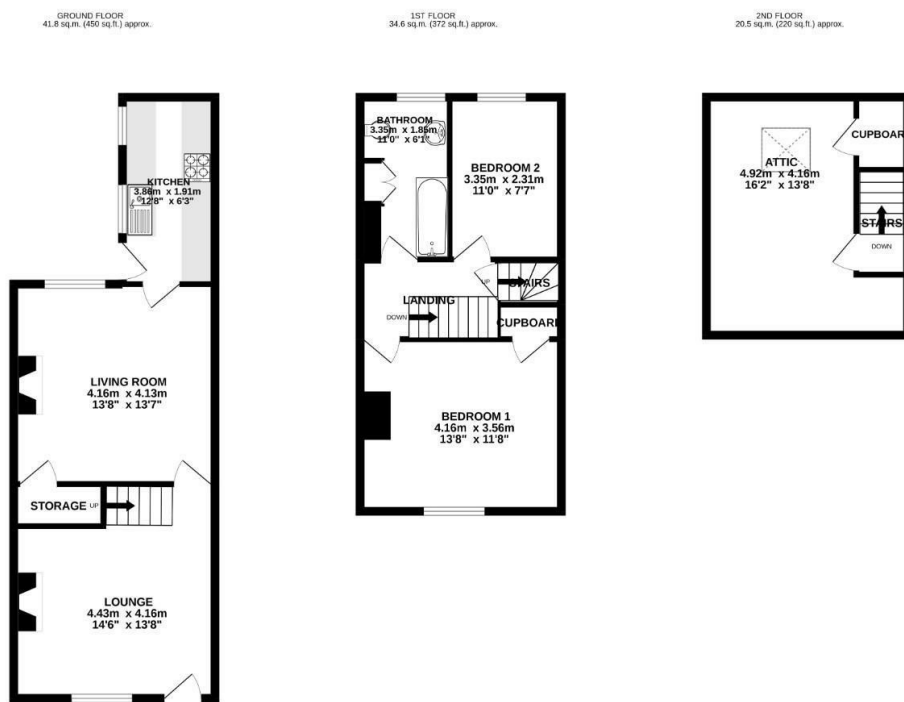


Spacious mid terrace dwelling situated in a convenient position with easy access to Nelson, Colne and offering superb transport links into Lancashire & Yorkshire in addition to being well placed for local schools, shops and amenities.

The accommodation is arranged over three floors and comprises on the ground floor of spacious lounge which can comfortably house a generous amount of furniture. Accessed from the lounge is the staircase ascending to the first floor. The second living room is positioned to the rear of the property and again accessed from the lounge. Separate kitchen houses a range of matching wall, base and drawer units and contrasting working surfaces, integrated oven, hob and plumbing for automatic washing machine.

On the first floor there are two bedrooms positioned to the front and rear of the property and a spacious three piece bathroom consisting of a low level WC, pedestal hand wash basin and a paneled bath with a shower over complete with a practical tiled splash backs. To the 2nd floor is a useful attic 3rd bedroom with built in storage cupboard.

To the front is a garden forecourt and to the rear is an enclosed yard.



TOTAL FLOOR AREA: 96.8 sq.m. (1,042 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 misstatement. 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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