

Because life is

PettyTM
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40 Selby Street
Colne
BB8 9QD



For Sale

- Stunning bay fronted mid terrace
- Sought after location
- Ideal for a first time buyer or downsizer
- Lounge
- Fitted modern kitchen

Price £154,950

- Two bedrooms
- Modern three piece shower room
- Good sized yard to the rear
- Central heated & double glazed
- Viewing recommended



An opportunity has arisen to purchase a stunning bay fronted mid terrace on a row of properties that rarely become available for sale. This superb home is located in the established and popular Alkincoats district of Colne and is within walking distance of Alkincoats Park, a short drive of amenities and the M65 and the popular Pendleside village of Barrowford. The property would make an ideal home for a first time buyer or someone looking to downsize.

The accommodation briefly comprises; to the ground floor spacious living room with multi fuel burner and herringbone parquet style luxury vinyl floor, modern fitted kitchen houses an excellent range of fitted wall base units with contrasting work surfaces and splash backs. Understairs storage cupboard and stairs providing access to the first floor.

To the first floor is a landing leading to a well proportioned double bedroom with fitted wardrobes. To the rear is a good sized 2nd bedroom. Contemporary shower room with shower cubicle with mixer shower, vanity sink unit, low level wc, heated towel rail, and is fully tiled throughout providing a luxurious yet practical finish.

Externally to the front is a low walled forecourt front with Indian paving stones and an enclosed yard with stone block paving to the rear.

Approximate Gross Internal Area
70.4 sq m / 758 sq ft

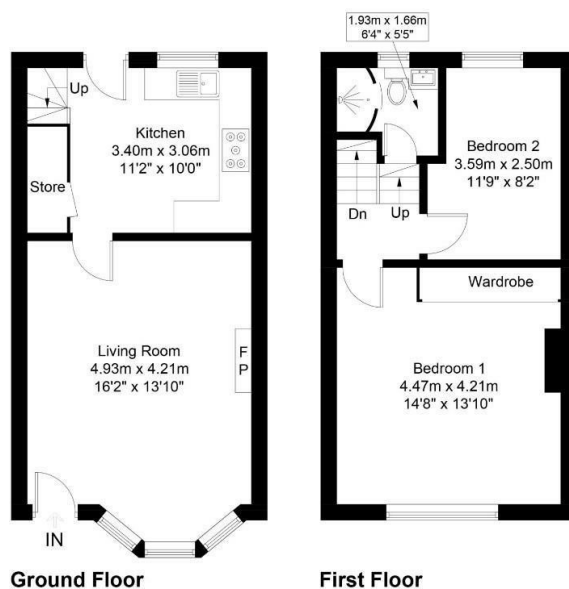
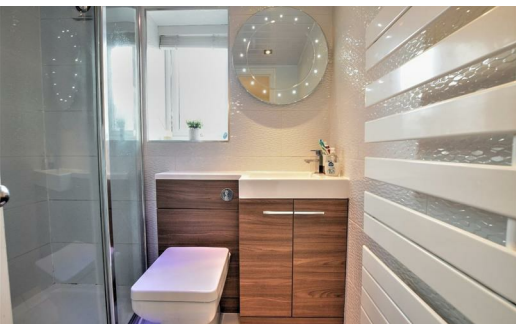


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