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8 Dale Street
Colne
BB8 9PY



For Sale

Price £158,000

- Spacious mid terrace
- Near to Alkincoats Park
- Ideal for family
- Hallway
- Living/dining room

- Lounge with stove
- Seperate fitted kitchen
- 3 Double bedrooms (incl attic)
- Modern four piece bathroom
- Cellar & rear yard



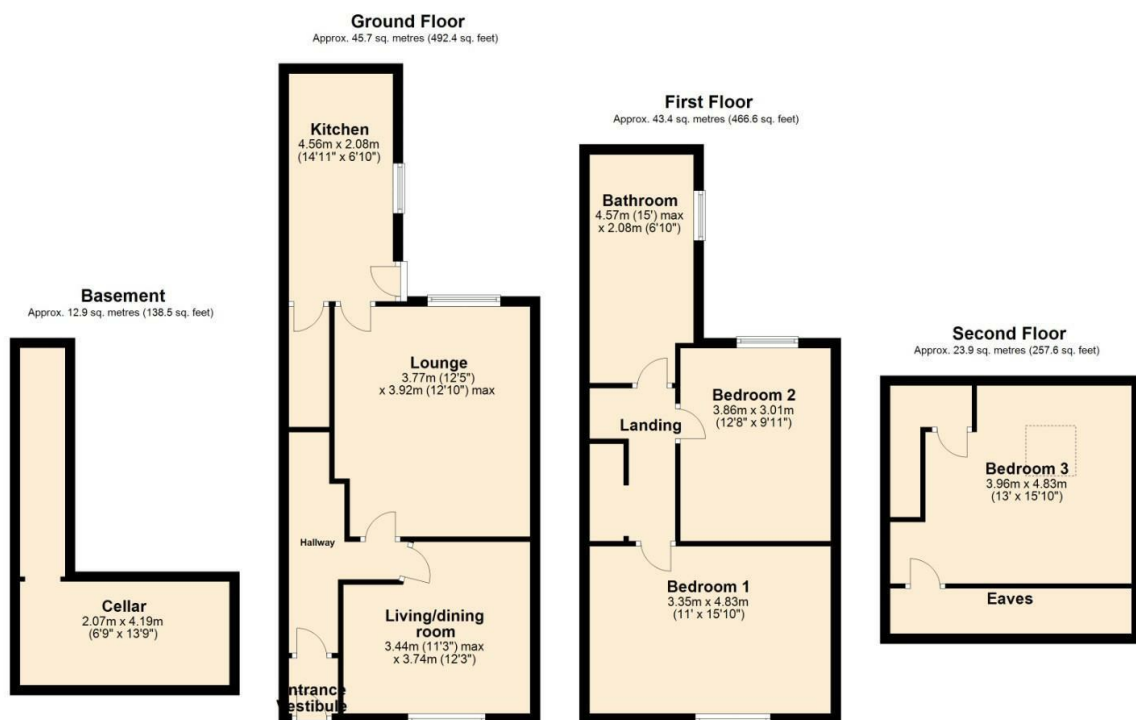
An opportunity to purchase a modern spacious stone built Victorian mid terrace situated in an established and popular residential area, a short walk away from the Alkincoats district of Colne which includes Alkincoats Park and also a short driving distance away from the M65 and national motorway network perfect for the commuter conscious purchaser or growing family.

The accommodation briefly comprises on the ground floor, entrance hallway having stairs providing access to the first floor, good sized living/dining room with wall mounted modern gas fire. The lounge has a feature fireplace with multi fuel stove and accesses the kitchen. There is a separate modern extended kitchen which houses an excellent range of cabinetry with complementary work surfaces and tiles, range oven with extractor fan over, 1½ bowl sink unit, plumbing for automatic washing machine, plumbing for dishwasher and UPVC double glazed stable door leading to the rear yard. To the lower ground floor is a useful cellar, providing additional storage or potential for conversion into a home office or hobby space.

To the first floor is a landing where there are two good sized double bedrooms. The bathroom houses a modern 4 piece bathroom suite with fully tiled flooring and walls, electric underfloor heating, pedestal sink with chrome mixer tap, 2x heated chrome towel rails, freestanding bathtub with floor standing chrome tap, push button wc, shower cubicle with rainfall shower head, extraction point, spotlights, inbuilt stereo, storage cupboard, touch sensor LED light up vanity mirror and frosted double glazed window. On the 2nd floor is a large attic 3rd bedroom with Velux skylight and eaves storage.

Externally to the front is a garden forecourt and to the rear is private flagged rear yard.

The property benefits from CCTV and an intruder alarm, gas central heating and double glazed windows throughout. There has also been a full rewire of the property.



Total area: approx. 125.9 sq. metres (1355.1 sq. feet)



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.

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