

Because life is

Petty  
Real™

67 Burnley Road  
Colne  
BB8 8DY



For Sale

Reduced £75,000

- Two Bedrooms
- Modern Large Kitchen/Diner
- Large Reception room
- Tax Band A
- Close to amenities

- Ideal for first time buyers
- Spacious Bathroom with Bath and shower features
- Rear yard
- End Terrace House
- Well maintained



A beautiful end terrace house located close to shops, supermarkets, transport links and just a short drive/bus ride from the Colne town Centre. This house would be perfect for first time buyers, growing family's or just a family who would love to relocate to Pendle.

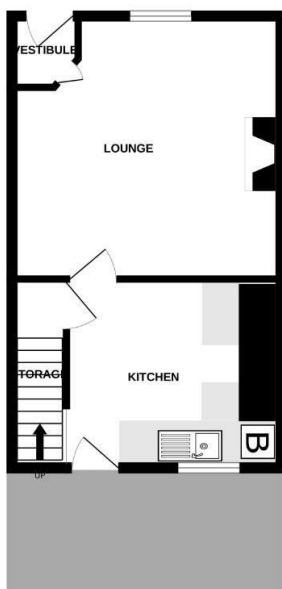
As you enter the property you are welcomed with a large reception room with a built in fire place this then leads to a well maintained modern fitted dining kitchen with a range of wall and base units with complementing work surfaces incorporating a stainless steel sink unit and tiled splashback. This room offers ample space for a range of dining furniture .

On the first floor the property has two spacious bedrooms, a good sized bathroom comprising a low-level WC, pedestal hand wash basin, separate shower and bath.

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

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an early viewing appointment is recommended.

GROUND FLOOR  
30.7 sq.m. (330 sq.ft.) approx.

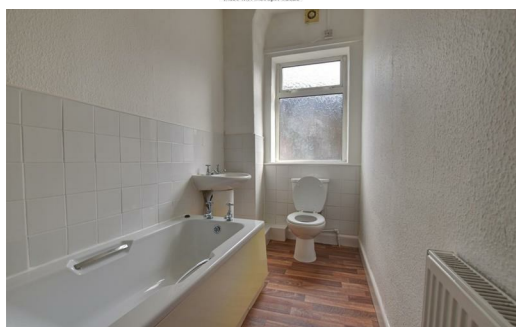


1ST FLOOR  
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA: 61.4 sq.m. (661 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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