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29 Lane Top  
Winewall  
BB8 8BU



For Sale

Price £145,000

- End Cottage
- Sought after location
- Ideal for first time buyer or downsize
- Entrance porch & lobby
- Spacious lounge

- Fitted kitchen
- Two bedrooms
- Shower room
- Garden & off road parking
- Views towards Pendle



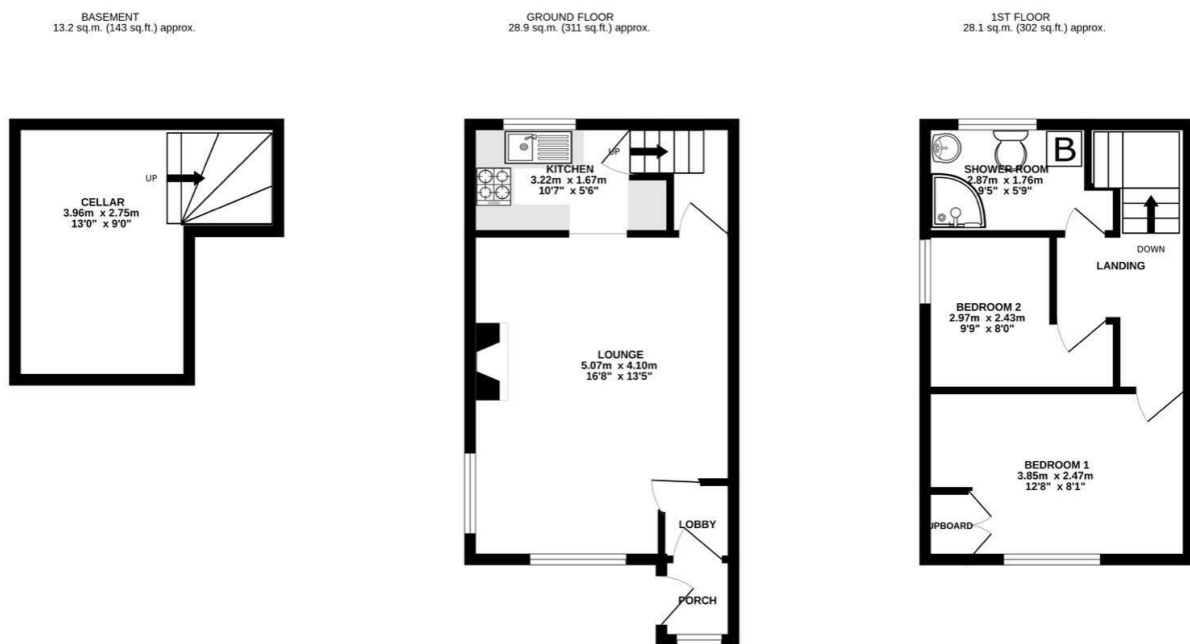
A grade 11 listed stone built end of terrace cottage in a sought after location with views toward Pendle hill. The property is located a short distance from amenities and Ball Grove Park & Nature Reserve. This home would make an ideal purchase for first time buyer or downsizer.

Entering the property via a glazed door which leads into a porch & entrance lobby, spacious lounge with fireplace and gas fire and stairs providing access to cellar room. Fully fitted kitchen with matching wall, base, and drawer units with complimentary work surfaces and splash backs and appliances which includes oven, gas hob and sink/drainer, stairs providing access to the first floor. To the lower ground floor is a useful cellar which could be used for storage or studio/workshop.

To the first floor is a landing. To the front is a double bedroom & 2nd single bedroom which is currently used as dark room. The shower room houses a modern three-piece suite in white comprising a low-level WC, pedestal hand wash basin, shower enclosure with electric shower.

Externally there is a garden mainly laid to lawn and off road parking.

Property benefits from the modern day comforts of double glazing & central heating.



TOTAL FLOOR AREA: 70.2 sq.m. (756 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 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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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk