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PettyTM
Real

9 Langroyd Road
Colne
BB8 9EN



For Sale

Reduced £85,000

- End terrace
- Popular location
- Near to amenities
- Lounge
- Kitchen

- Two bedrooms
- Bathroom
- Yard to the rear
- Central heating & double glazing
- No chain



ATTENTION FIRST TIME BUYERS!!!

A stone built end terrace dwelling situated in an established and popular residential area on Langroyd Road, a short distance away from local schools and amenities to include Sainsbury's and Lidl Supermarkets and North Valley Retail Park.

The property offers good sized living accommodation arranged over two floors and briefly comprises on the ground floor, good sized lounge with electric fire and surround, fully fitted kitchen housing an excellent range of fitted wall and base units with complementary work surfaces and splash backs, sink unit, recently installed gas fired combination boiler, UPVC double glazed door and rear porch.

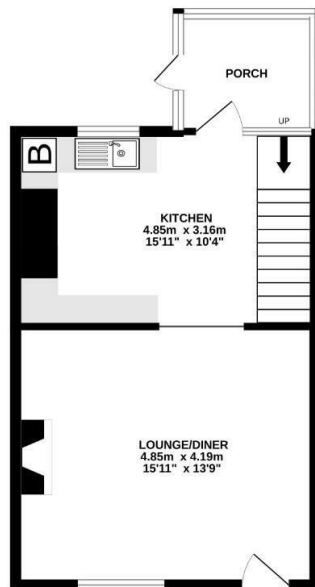
To the first floor is a landing leading to an excellent sized double bedroom to the front, second bedroom to the rear and three piece bathroom suite which comprises, bath with shower over, low level wc, pedestal hand wash basin and tiled splash backs.

Externally to the rear of the property is an enclosed yard.

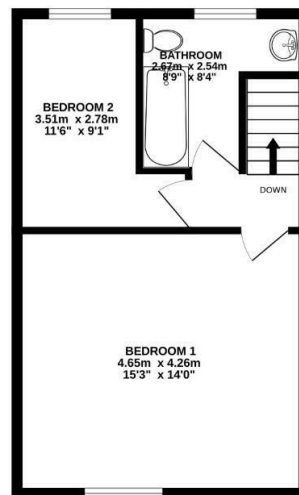
The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating.

No onward chain

GROUND FLOOR
38.4 sq.m. (413 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA - 74.6 sq.m. (802 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 the 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 condition or efficiency can be given.
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