

Because life is

PettyTM
Real

35 Knotts Mount
Colne
BB8 8DZ



For Sale

- Stunning end townhouse
- Sought after development
- Ideal for a family
- Entrance porch
- Lounge with media wall

Offers Over £190,000

- Recently installed kitchen diner with appliances
- Three double bedrooms
- Bathroom & ensuite
- Garden to the rear
- Off road parking for two cars



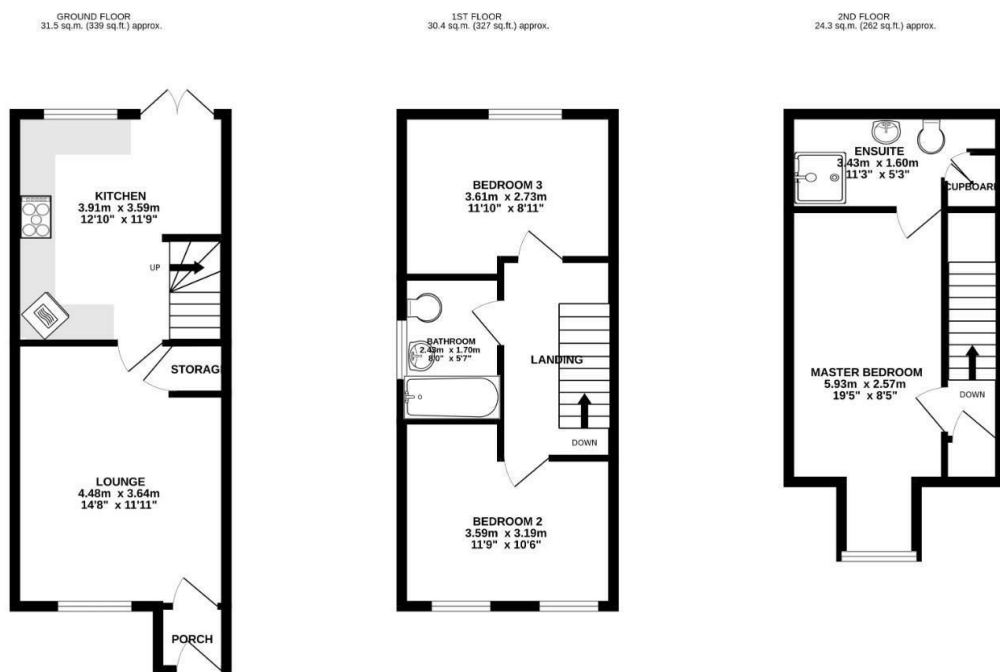
UNEXPECTEDLY RE-OFFERED A truly stunning end townhouse in a sought after location in Colne ideal for a young and growing family. The property was originally constructed 6 years ago but has been extensively upgraded in recent years.

The accommodation briefly comprises entrance porch access via composite door, leading into a spacious lounge with media wall which has remote operated lights, fire and there is an understairs storage cupboard. The kitchen and the original downstairs WC have been replaced with an amazing dining kitchen which houses a wealth of integrated appliances, and handleless soft close high gloss units with contrasting work surfaces, splash backs and French patio doors leading out into the rear garden. The appliances include; induction hob, oven, microwave, fridge freezer, dishwasher and washing machine.

To the first floor is a landing and there are two double bedrooms and a modern three piece bathroom suite in white. This comprises bath with shower over, low level wc and wash basin. To the 2nd floor is the master double bedroom with views towards Pendle hill and comes with fitted modern wardrobes and three piece ensuite shower room. The shower room comprises of shower cubicle, low level wc, wash basin and fitted cupboards.

Externally to the front is a small garden area and off road parking for two cars. To the rear is a south facing secure garden with patio and lawn areas.

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



TOTAL FLOOR AREA : 86.3 sq.m. (929 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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