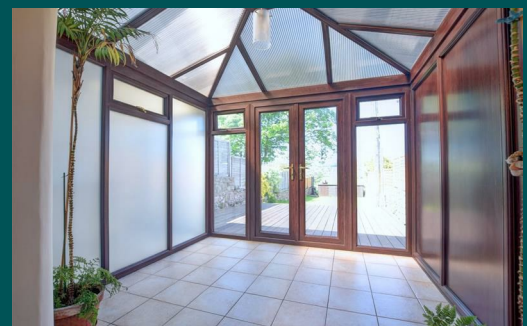


Because life is

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Real

11 The Castle
Colne
BB8 7DX



For Sale

- Beautiful cottage
- Sought after location
- Views to the front & rear
- Ideal for downsizer
- Porch, spacious lounge

Price £200,000

- Fitted kitchen
- Conservatory & utility room
- Two double bedrooms
- Four piece bathroom
- Garden to the rear abutting fields

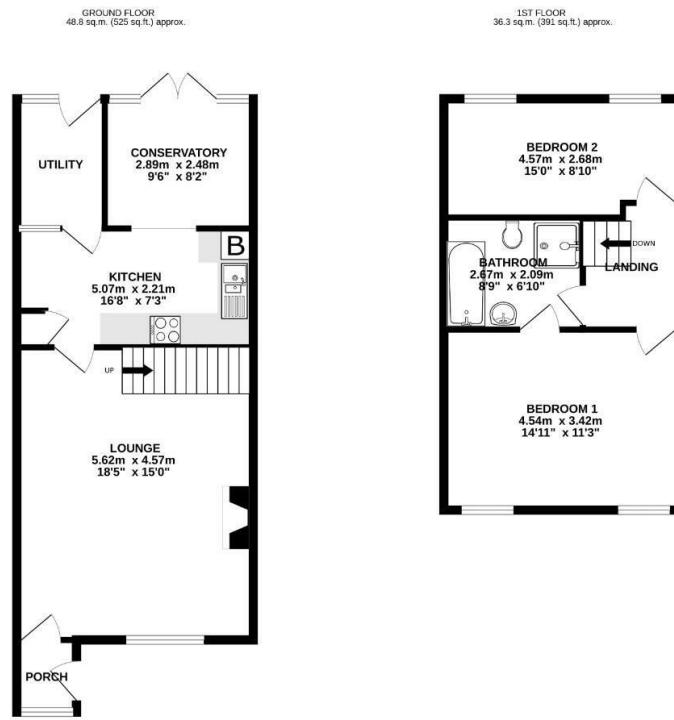


A beautiful period cottage in a highly sought after area of Colne abutting open countryside with views to the front and rear. The cottage has a wealth of original features such as exposed stone work and beamed ceilings.

The property briefly comprises to the ground floor: entrance porch, well proportioned lounge with stone fireplace & original stones stairs leading to the first floor. Fully fitted kitchen which houses an excellent range of fitted wall & base units complementary working surfaces, integrated fan assisted electric oven and four ring electric hob with stainless steel chimney hood extractor over, 1½ stainless steel sink unit, complementary tiled splash backs, double paneled radiator, ceramic tiled flooring with underfloor heating, feature beamed ceiling, cabinet housing Baxi gas fired combination boiler. Conservatory is a delightful extension with the continuation of the ceramic tiled flooring, again with underfloor heating, UPVC double glazed windows and French doors overlooking and accessing the rear patio and garden with long distance views in the background. Useful utility room.

To the first floor are two double bedrooms both benefitting from having outstanding views to the front and rear. Bathroom houses a four piece suite in white comprising low level wc, pedestal hand wash basin, paneled bath with attractive tiled splash backs, fully tiled shower cubicle with chrome mixer shower, Velux skylight, recessed spotlighting, xpelair, attractive laminate wood flooring, ladder heated towel rail.

To the front of the property is an attractive low maintenance garden forecourt with natural stone boundary walling and paved pathways with graveled bedding plant areas with external lighting. To the rear is a generous decked patio area accessing an additional generous lawned garden area abutting open fields with extensive views over the adjacent countryside towards Noyna.



TOTAL FLOOR AREA: 85.1 sq.m (916 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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