

Because life is

Petty<sup>TM</sup>  
Real

8 Wordsworth Road  
Colne  
BB8 9RH



For Sale

Offers Over £170,000

- Garden Fronted Mid-Terrace
- Ideal For First Time Buyers or Growing Families
- Two Reception Rooms
- New kitchen
- Modern Bathroom

- Close To Local Amenities
- Good Transport Links
- Air source heat pump
- Solar panels
- No chain



## NO CHAIN

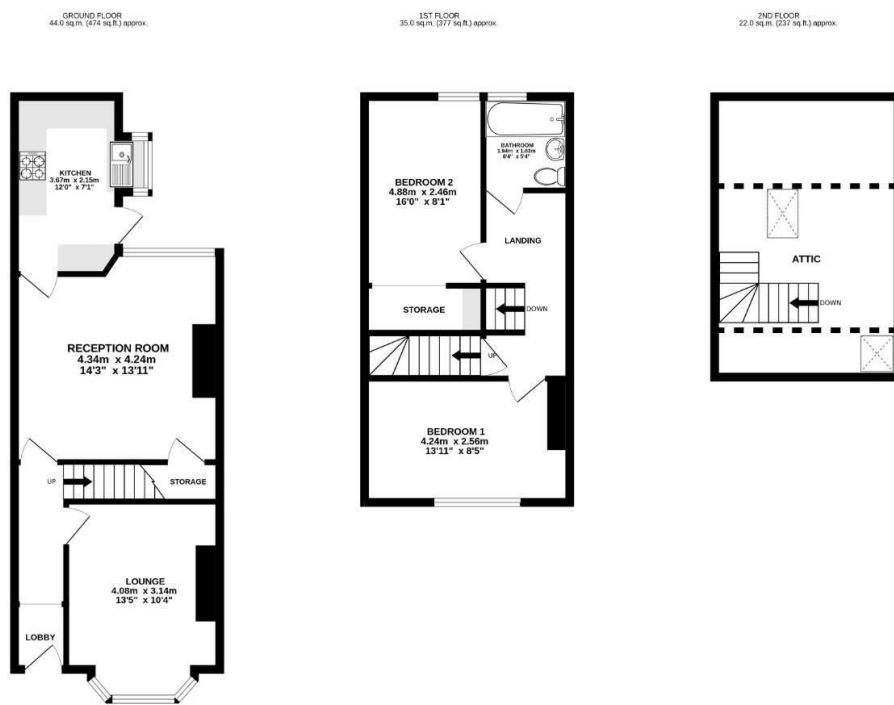
Situated in a popular and well-established residential area just off North Valley Road in Colne, this spacious mid-terrace home offers generous living accommodation combined with modern, eco-friendly features. Benefitting from solar panels and an air source heat pump, the property provides an energy-efficient and cost-effective home, making it an attractive option for environmentally conscious buyers.

The accommodation begins with an entrance lobby leading into a welcoming hallway with stairs to the first floor. To the front of the property is a well-proportioned lounge featuring a bay window and a living flame gas fire with surround, creating a comfortable and inviting living space. A second reception room sits to the rear, also with a living flame gas fire and useful understairs storage, offering flexibility as a dining room or additional sitting room. The property now benefits from a newly fitted kitchen, finished with a modern range of wall and base units, complementary work surfaces and splashbacks. Integrated appliances include an oven and gas hob, along with a stainless steel sink unit and plumbing for an automatic washing machine. A UPVC double glazed door provides access to the rear garden.

To the first floor, the landing leads to a spacious double bedroom to the front of the property and a second generous double bedroom to the rear, which benefits from a useful walk-in wardrobe. The refurbished bathroom has been stylishly updated and comprises a modern three-piece suite including a low-level WC, wash basin and panelled bath with shower over. Stairs from the landing lead to the second floor where a large attic bedroom provides excellent additional accommodation, ideal as a principal bedroom, guest room or home office.

Externally, the property has a forecourt garden to the front and an excellent sized, low maintenance enclosed garden to the rear.

Further benefits include UPVC double glazing throughout and central heating provided by the air sou



TOTAL FLOOR AREA: 101.0 sq.m. (1088 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint 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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