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Real

178 Birtwistle Avenue  
Colne  
BB8 9RR



## For Sale

- Spacious detached property
- Sought after location
- In need of modernisation
- Ideal for a family
- Entrance hallway & fitted kitchen

## Offers In The Region Of £200,000

- Lounge/diner
- Store room & wc
- Three bedrooms
- Bathroom
- Garage, driveway & gardens





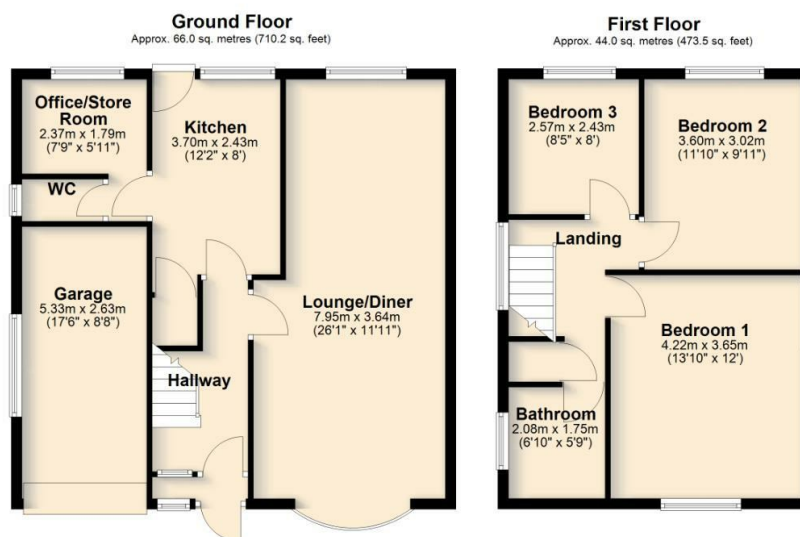
Nestled on the popular Birtwistle Avenue in Colne, just a short distance from Red Lane, this detached three-bedroom property offers a fantastic opportunity for buyers seeking a family home they can make their own. Positioned in a well-established residential area, the home benefits from excellent local amenities, schools, and convenient access to transport links.

The property features a welcoming entrance hallway that leads to a generously sized lounge diner, perfect for relaxing or entertaining. The fitted kitchen offers ample storage and worktop space, with potential to update and modernise to suit contemporary tastes. A handy ground floor WC adds to the practicality of the layout.

Upstairs, the home boasts three well-proportioned bedrooms, ideal for a growing family or those needing extra space for guests or a home office. A traditional three-piece bathroom serves the first floor and, like much of the home, offers scope for modernisation and improvement.

Externally, the property benefits from gardens to both the front and rear, offering plenty of outdoor space for children to play or for gardening enthusiasts. A driveway provides off-road parking and leads to a detached garage, which could also be repurposed for storage or hobby use.

Requiring a programme of modernisation, this home is offered with no onward chain, making it an ideal project for buyers looking to create a bespoke living space. Early viewing is recommended.



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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