

Because life is

PettyTM
Real

4 The Park
Colne
BB8 0QH



For Sale

- Spacious end-terrace home set over four floors
- Ideal for a family
- Two generous reception rooms
- Fitted kitchen and separate snug/study
- Ground floor shower room
- Lower ground floor workshop/cellar

Offers In The Region Of £315,000

- Three double bedrooms with potential fourth bedroom
- Modern family bathroom and separate utility room
- Decked balcony and low-maintenance rear courtyard
- Forecourt parking and separate garage included in the deeds



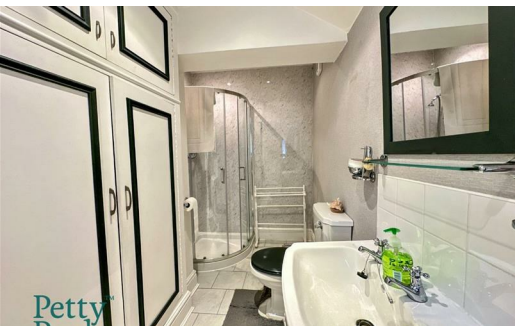
Situated in a popular and well-established residential area of Colne, this spacious end-terrace home offers versatile accommodation arranged over four floors, making it an excellent choice for growing families or those seeking flexible living space. Conveniently located for local amenities, schools, and transport links, the property combines character, practicality and generous room sizes throughout.

The accommodation begins with an entrance hallway leading to two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The kitchen is positioned to the rear and is complemented by a useful snug or study, ideal for home working, hobbies or as an additional sitting area. A convenient shower room on this level further enhances the practicality of the home.

To the lower ground floor is a substantial cellar currently utilised as a workshop, offering excellent storage and potential for a variety of uses. The first-floor landing gives access to a spacious double bedroom positioned to the front, a modern family bathroom with underfloor heating and a further sitting room which could easily be adapted to create a fourth bedroom if required.

Also on the first floor is a practical utility room with direct access to a raised decked balcony overlooking the rear. The second floor provides two further generous double bedrooms, both benefiting from useful eaves storage, creating excellent accommodation for larger families. The property also benefits from ownership of a separate garage located nearby, which is included within the title deeds.

Externally, the property enjoys a forecourt garden to the front with off-road parking suitable for a small to medium-sized vehicle. To the rear is a low-maintenance enclosed courtyard garden, providing an attractive outdoor space for relaxing and entertaining. Offering flexible living accommodation, private outdoor areas, parking and a garage, this substantial home must be viewed to be fully appreciated.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.