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Real

16 Judge Fields  
Colne  
BB8 9RX



For Sale

Price £184,950

- Spacious semi detached dwelling
- Sought after location
- Ideal for a family
- Spacious lounge
- Conservatory

- Fully fitted kitchen
- Recently modernised bathroom
- Three bedrooms
- Driveway & garage
- Garden to the front & rear



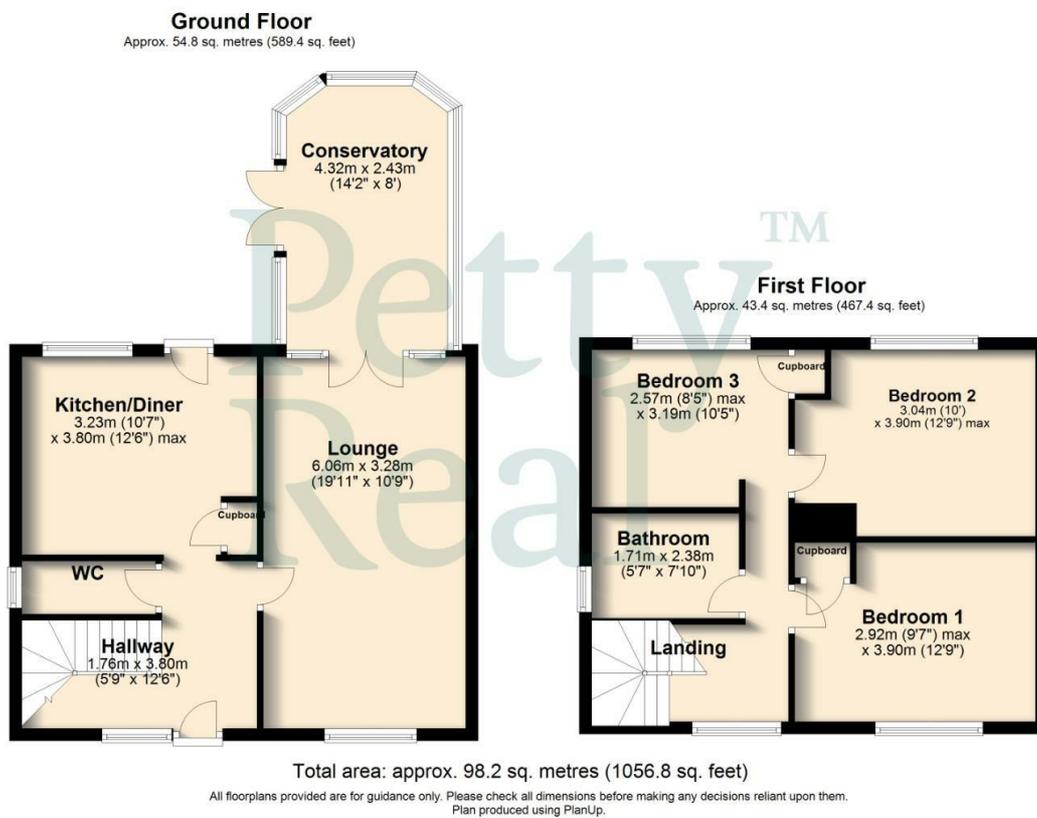
An exceptional opportunity awaits to acquire this inviting, walk-in ready, three-bedroom semi-detached home, ideally positioned in a highly sought-after area of Colne. Conveniently located close to well-regarded schools, local amenities and excellent transport links, the property is perfectly suited to first-time buyers, young families or those looking for a comfortable and well-connected home.

Arranged over two well-planned floors, the ground floor comprises a welcoming entrance hallway, a convenient two-piece W.C., a spacious lounge, a well-proportioned fitted kitchen with dining area and a bright conservatory. The kitchen features a range of matching wall, base and drawer units complemented by contrasting work surfaces, a black composite sink, gas hob with extractor, integrated electric oven and grill, along with space for further appliances. The generous lounge enjoys a pleasant outlook and French doors leading into the conservatory, which offers a wonderful additional sitting or dining space filled with natural light.

To the first floor are three well-proportioned bedrooms and a recently modernised three-piece family bathroom, stylishly fitted with a bath incorporating a shower over, a hand wash basin and a low-level W.C., finished with contemporary fittings.

Externally, the property benefits from a driveway and garage positioned to the left-hand side, providing ample off-road parking. The rear garden is a generous and attractive outdoor space featuring a patio area, lawn and two charming water features. Worth noting is a built-in fish pond located near the rear door of the garage, along with a smaller wildlife pond situated between the patio and lawn, creating a peaceful and unique garden setting.

Further benefits include UPVC double glazing, gas central heating and useful storage throughout. Combining practicality with character, this appealing home offers versatile living space in a desirable location. Early viewing is strongly recommended.



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.

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