

Because life is

PettyTM
Real

18 Earl Street
Colne
BB8 0SB



For Sale

Price £90,000

- Mid-Terrace
- Three Bedrooms
- Attic Renovation Project
- Cellar
- Town Centre Location

- Good Transport Links
- Two Reception Rooms
- Ideal For Growing Family
- First Time Buyers
- Popular Residential Area



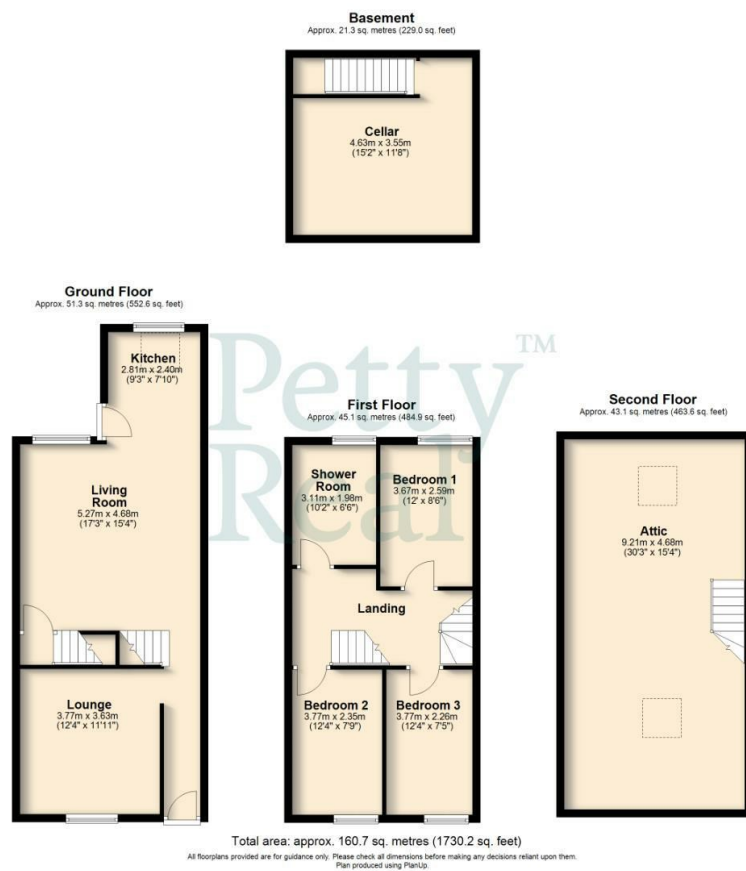
A three-bedroom mid-terrace property situated in a convenient position in the heart of Colne, close to public transport links, local amenities, and only a short drive from the M65 providing access to Burnley, Preston and Manchester. This appealing home offers excellent potential for first-time buyers or a growing family, particularly as a renovation project ready to be finished.

Arranged over four floors, the ground floor now features a hallway, spacious lounge. The 2nd larger reception room connects through to an open plan kitchen area, where the previous walls have been removed, allowing for a more spacious and modern layout. The kitchen provides a range of fitted units, work surface.

The first floor offers a generous landing giving access to a double bedroom, two well-proportioned single bedrooms, and a family bathroom fitted with a three-piece suite including a low-level WC, vanity wash basin, and shower cubicle.

The second floor provides a full length attic room, already stripped out and forming the beginning of a renovation project for buyers wishing to complete and personalise the space.

Externally, the property benefits from a large enclosed paved yard to the rear, offering low-maintenance outdoor space.



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.