

Because life is

PettyTM
Real

44 Harrison Drive
Colne
BB8 9SL



For Sale

Price £170,000

- Entrance porch providing useful storage space
- Modern fitted kitchen with integrated appliances
- Spacious lounge with multi-fuel stove
- Three well-proportioned first-floor bedrooms
- Contemporary, modern shower room

- Staircase from second bedroom leading to attic
- Double driveway offering ample off-road parking
- Low-maintenance rear garden with summer house
- Offered for sale with no onward chain
- Ideal for a family



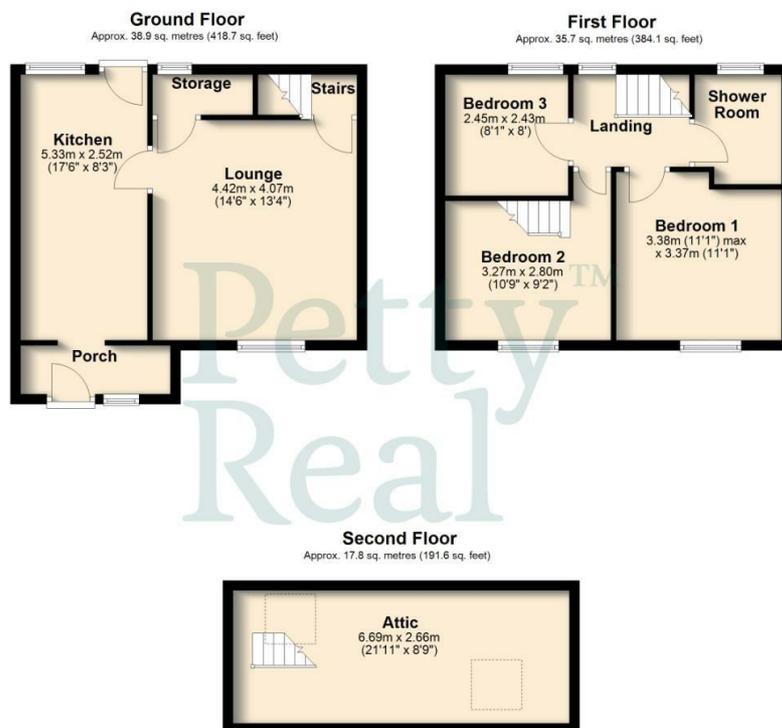
Situated in a popular residential area of Colne, this well-presented home offers an ideal opportunity for a variety of buyers, including first-time purchasers and growing families. Conveniently located for local amenities, schools, transport links, and access to the M65 motorway, the property combines modern living with practical features throughout. Offered for sale with no onward chain, it provides a straightforward route to ownership.

Upon entering the property, you are welcomed into an entrance porch, providing a useful space for coats and footwear before leading into the heart of the home. The modern fitted kitchen is positioned at the front and includes a range of contemporary units, complementary work surfaces, and integrated appliances, offering a stylish and efficient cooking environment.

To the rear of the ground floor is a spacious and inviting lounge, featuring a multi-fuel stove that adds warmth and character to the room. Understairs storage is a helpful addition, offering space-saving practicality without compromising the generous feel of the living area. This well-configured layout ensures the ground floor flows comfortably for everyday living.

The first-floor landing gives access to three well-proportioned bedrooms, each offering flexibility for sleeping arrangements, home working, or hobbies. The modern shower room is finished to a high standard with contemporary fittings. A staircase from the second bedroom provides access to the attic, offering further usable space for storage or potential future development (subject to requirements).

Externally, the home enjoys a double driveway to the front, providing excellent off-road parking. The low-maintenance rear garden features attractive paving and a summer house, ideal for relaxation, entertaining, or additional workspace. With its appealing layout, modern features, and convenient location, this property presents a fantastic opportunity.



Total area: approx. 92.4 sq. metres (994.4 sq. feet)

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



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.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk