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41 Ruskin Avenue
Colne
BB8 9RP



For Sale

- Attractive home located on Ruskin Avenue, Colne
- Offered to the market with no onward chain
- Entrance porch leading into the property
- Comfortable and spacious lounge
- Fitted modern kitchen with ample storage

Offers Over £150,000

- Three well-proportioned bedrooms
- Three-piece bathroom suite
- Gardens to both the front and rear
- Useful shed in the rear garden for storage
- Ideal purchase for first time buyers or families



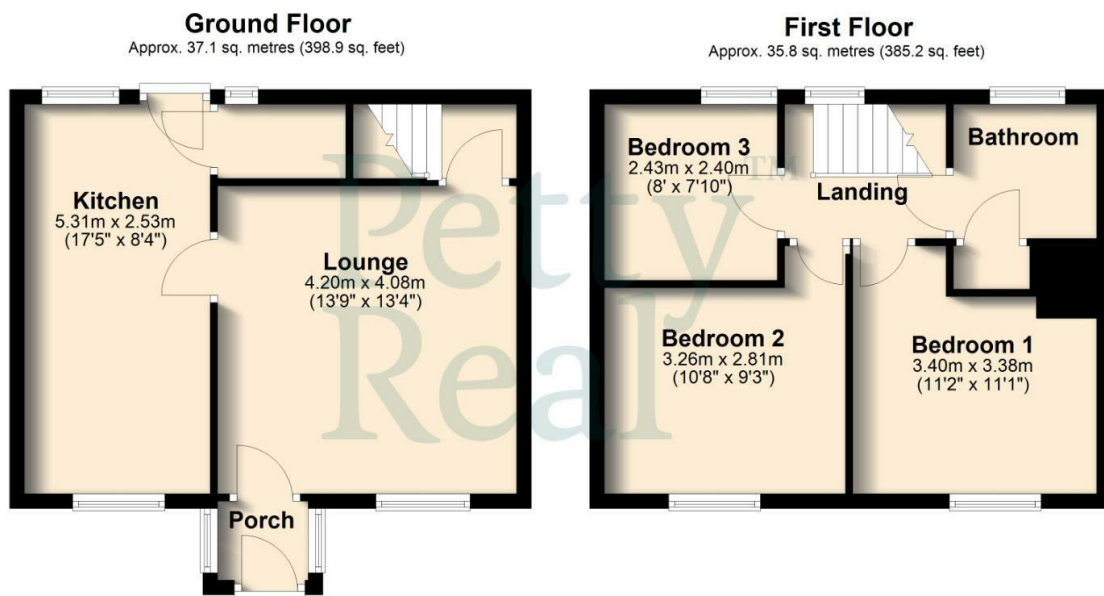
Situated in a popular residential area of Colne, this attractive home on Ruskin Avenue presents an excellent opportunity for first time buyers, young families or investors alike. Offered to the market with no onward chain, the property provides well-proportioned living accommodation together with gardens to both the front and rear, making it ideal for those seeking outdoor space.

Upon entering the property via the entrance porch, you are welcomed into a comfortable and inviting lounge, offering an ideal setting for relaxing or entertaining guests. The room enjoys a pleasant outlook and provides a cosy yet practical living space for everyday family life.

To the rear of the property is a fitted modern kitchen which has been designed with functionality in mind, incorporating a range of contemporary wall and base units along with ample work surface space. The kitchen offers room for dining and provides direct access to the rear garden, creating a practical layout suited to modern living.

To the first floor, the landing gives access to three well-proportioned bedrooms, offering flexibility for growing families, guests or those working from home. The accommodation is completed by a three-piece bathroom suite, fitted with essential fixtures and finished to provide comfort and convenience.

Externally, the property enjoys gardens to both the front and rear, providing pleasant outdoor areas to relax or entertain. The enclosed rear garden benefits from a useful shed offering additional storage space for gardening equipment and outdoor essentials. With no onward chain, this is a fantastic opportunity not to be missed.



Total area: approx. 72.8 sq. metres (784.1 sq. feet)

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



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