

Because life is

# Petty Real™

# For Sale



11 Blenheim Street  
Colne BB8 0PX

£129,950



## Key Features:

- Modern terraced property
- uPVC double glazing
- 3-piece bathroom suite
- Rear garden
- Karndean flooring
- Kitchen with fitted units in Beech
- Gas fired central heating
- Viewing highly recommended

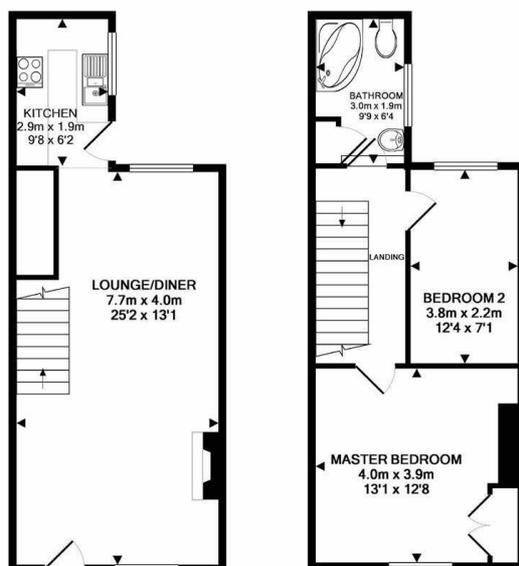
Tenure:  
EPC Rating:  
Council Tax Band: A



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## 2 BEDROOM Not specified



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Main Description:

**\*\*CHAIN FREE\*\***

An opportunity to purchase a well presented mid terrace home situated in an established and popular residential area.

Dual aspect UPVC windows provide outlooks to the front and rear of the property and a multi fuel stove set on a stone flagged hearth provides a focal point and creates a cosy atmosphere. There is a dark wood effect Karndean flooring and a staircase ascends to the first floor. A useful understairs cupboard provides storage and there is space for a tumble dryer and fridge freezer. The kitchen is situated to the rear and has a range of fitted beech wood effect wall, base and drawer units with complementary dark laminated working surfaces, tiled splashbacks and tiled flooring. There is a 1½ bowl single drainer sink unit, space and plumbing for a washing machine, space for a fridge and gas cooker point. A UPVC external door provides access to the rear of the property.

To the first floor there is a spacious landing with spindle balustrade and loft access point. The master bedroom is situated to the front and is an excellent sized double with UPVC window and fitted wardrobes providing storage. There is a further double bedroom to the rear with UPVC window overlooking the patio garden. The house bathroom comprises a three piece suite with pedestal wash hand basin, low level wc and corner bath with tongue and groove panelling and thermostatic shower over with glass shower screen. There are part tiled walls, recessed spotlighting and an extractor fan. A cupboard houses a wall mounted gas fired central heating boiler and provides additional storage.

Externally, to the rear of the property is a patio garden. There is a timber gate providing access to the rear and storage area for bins.

The property benefits from gas fired central heating and double glazing in UPVC frames throughout.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property