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9 The Arches  
Colne  
BB8 8FE



## For Sale

Price £46,000

- Popular development at The Arches, Colne
- Second-floor apartment with secure communal entrance
- Central entrance hall with useful store cupboard
- Spacious double bedroom
- Modern three-piece bathroom

- Fitted kitchen with integrated appliances
- Bright lounge diner
- Juliet balcony off the living area
- Ideal for first-time buyers or investors
- Offered for sale with no onward chain



Located within the popular development known as The Arches in Colne, this well-presented second-floor apartment offers a superb opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a convenient location. With no onward chain, the home provides a straightforward and appealing purchase option.

Accessed via a secure communal entrance, the apartment benefits from a well-maintained shared hallway and stairwell leading to the second floor. Upon entering the property, you are welcomed into a central entrance hall that offers immediate access to all rooms and includes a useful built-in store cupboard, ideal for coats, cleaning essentials, or everyday storage needs.

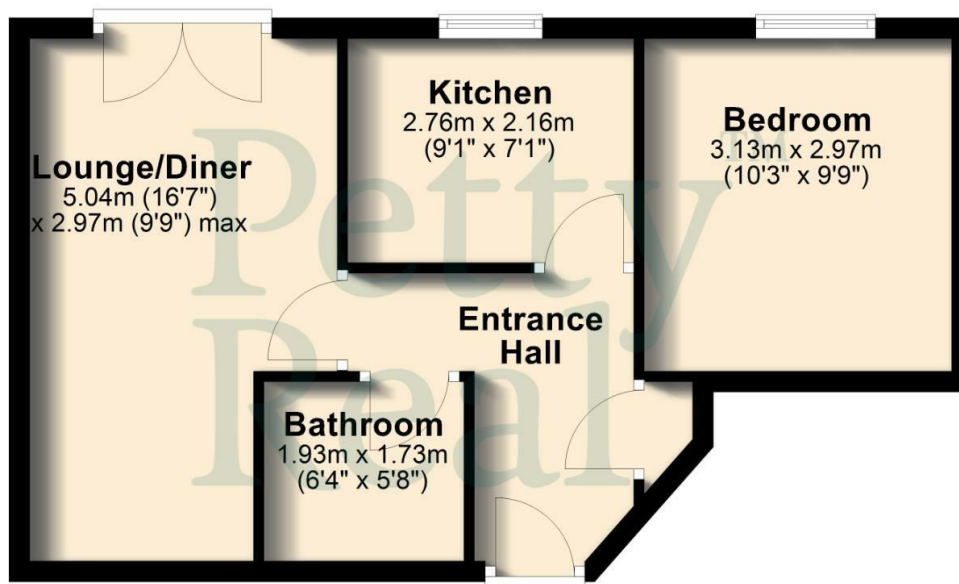
The accommodation features a spacious double bedroom, offering ample room for furnishings and a comfortable retreat. A modern three-piece bathroom serves the apartment, providing a practical and well-kept space. The fitted kitchen includes a range of units and integrated appliances, making it ready for immediate use and efficient for day-to-day living.

A standout feature of the apartment is the bright and inviting lounge diner, which provides generous space for relaxing and dining. French doors open to a Juliet balcony, allowing natural light to flood the room and offering pleasant views over the development.

With its modern layout, secure access, and convenient position close to Colne's amenities and transport links, this apartment presents an excellent opportunity with the added benefit of no chain.

## Apartment

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 39.5 sq. metres (424.9 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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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)