

Because life is

PettyTM
Real

7 Derby Street
Colne
BB8 9AA



For Sale

Price £105,000

- Mid-terrace
- Popular location
- Ideal for a family
- Two reception rooms
- Fitted kitchen

- Cellar
- Two bedrooms plus two attic spaces
- Three piece bathroom
- Private rear yard
- No chain



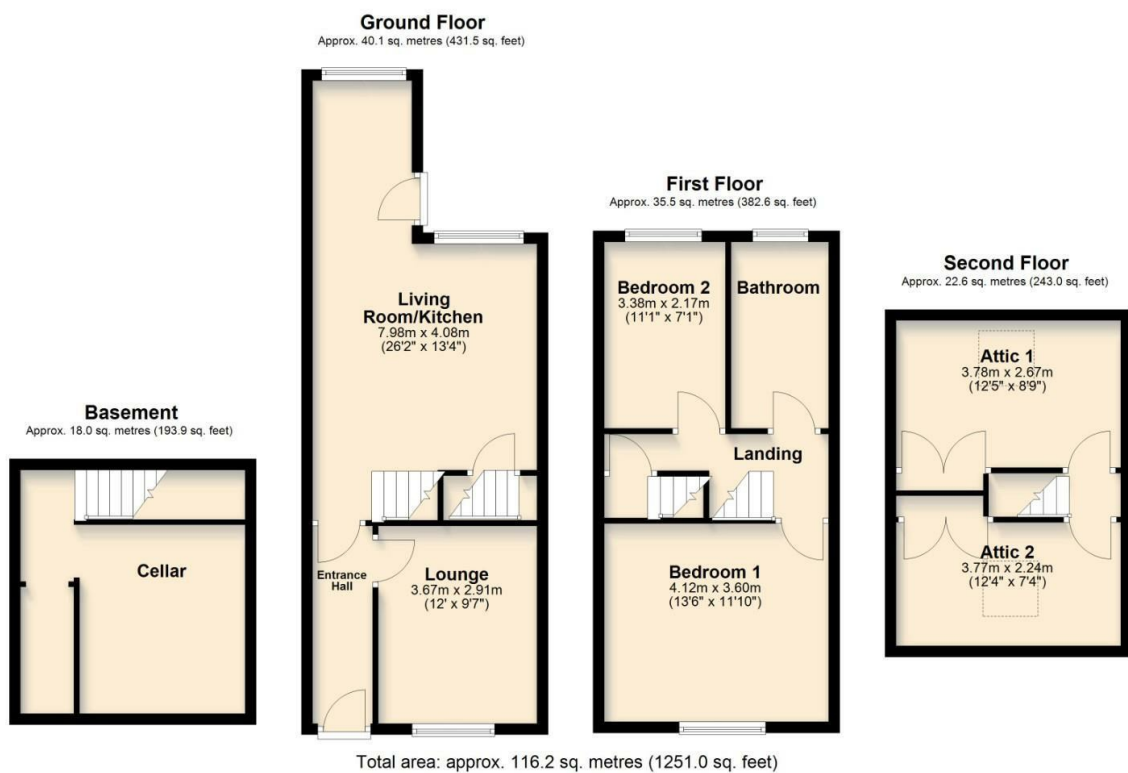
Situated on Derby Street in Colne, this well-presented mid-terrace home offers a deceptively spacious layout, making it an ideal choice for first-time buyers or investors. The property is conveniently located close to local amenities, schools, and transport links, providing easy access to surrounding towns and the motorway network.

Upon entering the property, you are greeted by a welcoming hallway leading to a comfortable lounge, perfect for relaxation. Beyond this, an open-plan living room and kitchen create a bright and versatile space, ideal for modern living. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, while a door leads down to a useful cellar for additional storage or potential development.

The first floor features two well-proportioned bedrooms, both offering plenty of natural light and space for furniture. A three-piece family bathroom serves this level, fitted with a bath, washbasin, and WC. A staircase from the landing provides access to two additional attic spaces, which offer excellent potential for use as home offices, hobby rooms, or further bedrooms (subject to regulations).

Externally, the property benefits from a low-maintenance rear yard, providing an outdoor space for seating or storage. The property also benefits from residents' parking, ensuring convenience for homeowners and visitors alike.

With its spacious accommodation, excellent location, and potential for further enhancement, this property presents a fantastic opportunity for a range of buyers. Early viewing is highly recommended.



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