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5 Chad Street
Colne
BB8 8LQ



For Sale

£110,000

- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Quiet Residential Location
- Close To Local Amenities

- Ideal for First Time Buyers & Investors
- Gas Central Heating
- UPVC Double Glazing
- Rear yard
- No chain



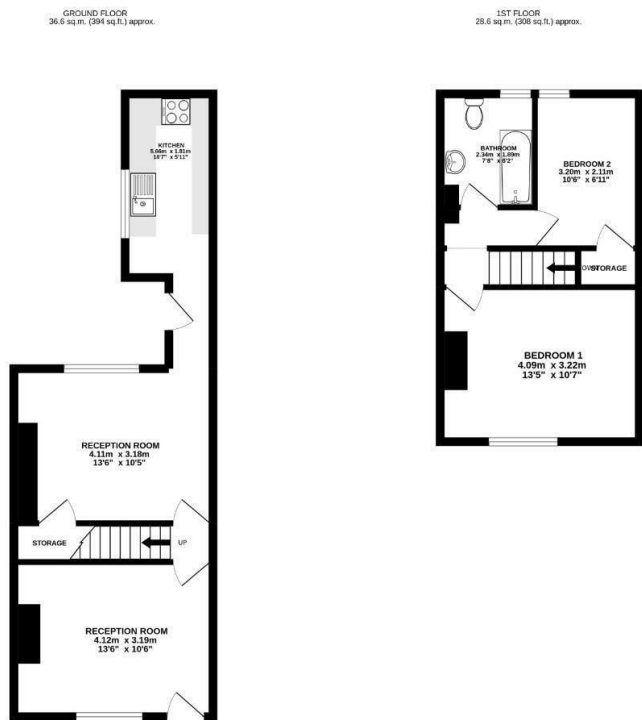
Pleasantly positioned on a quiet and select row set back from Burnley Road, this two-bedroom mid-terrace home offers excellent convenience and connectivity. Ideally suited to first-time buyers or landlords seeking a sound investment, the property is located close to local amenities in both Colne and Nelson town centres, enjoys regular bus services, and provides easy access to the M65, linking to Manchester, Preston, and Blackburn.

The accommodation is arranged over two floors. Upon entry via a UPVC front door, you're welcomed into a bright and inviting lounge, featuring a large front-facing window that floods the room with natural light. A modern fire surround with electric fire adds warmth and a central focal point to the space.

An inner hallway leads to the staircase and continues into a rear reception room, which includes a useful under-stair storage cupboard. This room flows semi-open plan into the extended kitchen, which is fitted with a range of modern white wall, base, and drawer units, co-ordinating worktops, a subway tile splash back, integrated oven and hob with extractor, and a stainless steel sink.

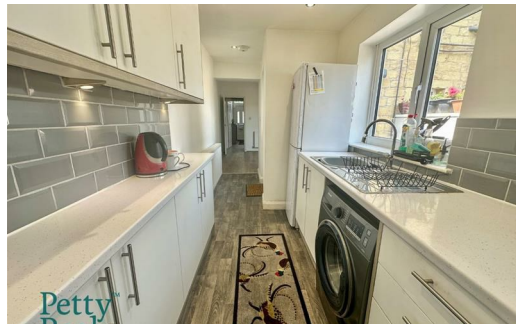
Upstairs, the central landing provides access to two well-proportioned bedrooms—one positioned at the front and the other to the rear. The second bedroom features a built-in over-stair cupboard. A fully tiled three-piece bathroom includes a low-level WC, pedestal basin, and panelled bath with overhead shower.

The home benefits from UPVC double glazing and gas central heating throughout. Externally, there is street parking directly opposite the property and an enclosed yard to the rear, making this a practical and appealing home in a convenient location.



TOTAL FLOOR AREA: 65.2 sq.m. (702 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, materials and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made and Measured 12/2022



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