

Because life is

PettyTM
Real

27 Moorhead Street
Colne
BB8 9AU



For Sale

Price £120,000

- Attractive mid terrace house
- Close to bars, bistros & cafes
- Ideal for FTB/growing families
- 3 Bedrooms (incl attic)
- Lounge/dining room

- Living room
- Separate fitted kitchen
- Spacious 3-piece shower room
- GFCH & UPVC dg
- No chain



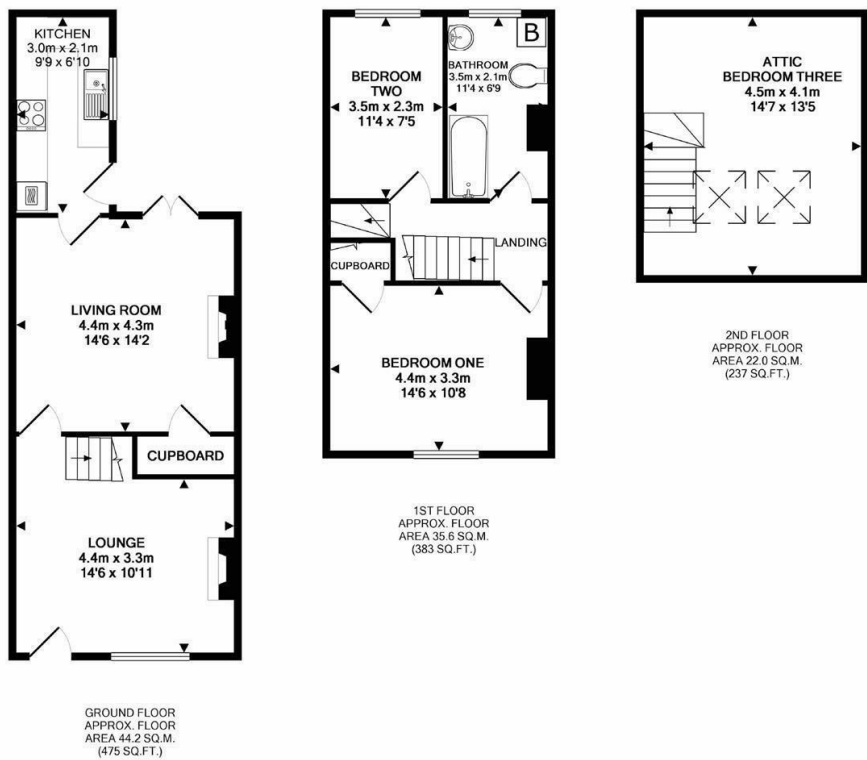
Located in a convenient and well-established residential area of Colne, close to local schools and offering excellent access to the M65 motorway network, this spacious garden-fronted mid-terrace home presents an ideal opportunity for first-time buyers and growing families alike. The property is also within walking distance of the popular bars, cafés and restaurants situated around Albert Road.

The accommodation begins with a welcoming entrance leading into a generous lounge, featuring a living flame gas fire and staircase access to the first floor. To the rear is a larger second reception room with a remote-controlled living flame gas fire, useful under-stairs storage and UPVC double glazed doors opening onto the rear yard, creating a versatile living and entertaining space.

The fitted kitchen offers an excellent range of wall and base units complemented by contrasting work surfaces and splashbacks. Integrated cooking appliances, plumbing for a washing machine and a stainless-steel sink unit provide practicality, while a UPVC door gives direct access to the rear yard.

To the first floor are two well-proportioned bedrooms, including a spacious principal bedroom with a useful walk-in storage cupboard. Also located on this floor is a modern three-piece shower room comprising a shower enclosure, wash basin and low-level WC. A fixed staircase leads to the second-floor attic room, which is currently utilised as a third bedroom.

Externally, the property benefits from a garden forecourt to the front and a larger-than-average flagged rear yard designed for easy maintenance. Further benefits include UPVC double glazing and gas central heating throughout. Early viewing is highly recommended to appreciate the space and convenient location on offer.



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.