

Because life is

PettyTM
Real

36 Varley Street
Colne
BB8 0RB



For Sale

- Spacious end-terrace property in a popular Colne location
- Excellent potential for cosmetic updating throughout
- Two well-proportioned reception rooms
- Extended kitchen offering additional space
- Useful cellar for storage or future potential

Reduced £110,000

- Two bedrooms to the first floor
- Three-piece family bathroom
- End-of-row position with good natural light
- Low-maintenance rear yard
- Ideal opportunity for buyers looking to add value



****NO CHAIN****

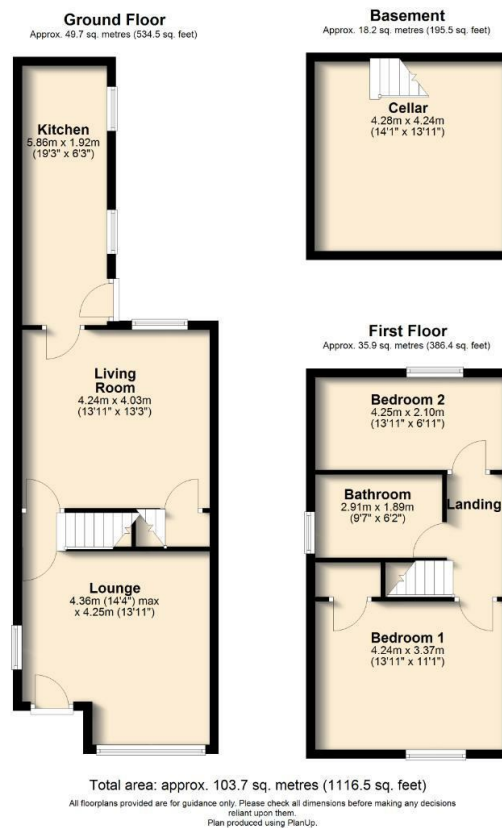
Varley Street presents a spacious end-terrace home offering excellent potential for buyers seeking a property to add value through cosmetic updating. Positioned within a popular residential area of Colne, the property benefits from a generous layout, plenty of natural light and the advantage of an end-of-row position.

The ground floor features two well-proportioned reception rooms, providing flexible living and dining space ideal for families or those who enjoy a separate lounge arrangement. Both rooms offer good ceiling height and the scope to create warm, contemporary living spaces. To the rear, an extended kitchen increases the footprint of the home, allowing for a practical cooking and dining area with further potential to modernise.

Beneath the property, a useful cellar provides excellent storage or the opportunity for future development, subject to requirements. The additional space enhances the practicality of the home, offering far more than standard terrace storage solutions.

To the first floor, two bedrooms offer comfortable family accommodation, while the house bathroom comprises a three-piece suite. The layout lends itself well to refurbishment, allowing a new owner to update to personal taste.

Externally, the home enjoys a traditional rear yard space, easy to maintain and ideal for outdoor seating. With its size, potential and sought-after location, this property is an exciting opportunity not to be missed.



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