

Because life is

# Petty<sup>TM</sup> Real

36 Dickson Street  
Colne  
BB8 9LU



For Sale

£95,000

- Popular residential location in Colne
- Close to Sainsbury's, Lidl and North Valley Retail Park
- Ideal for a first time buyer
- Good sized lounge
- Fitted dining kitchen

- Two bedrooms (one double, one single)
- Four piece bathroom
- Large low-maintenance flagged rear garden
- Central heating & double glazing
- No chain



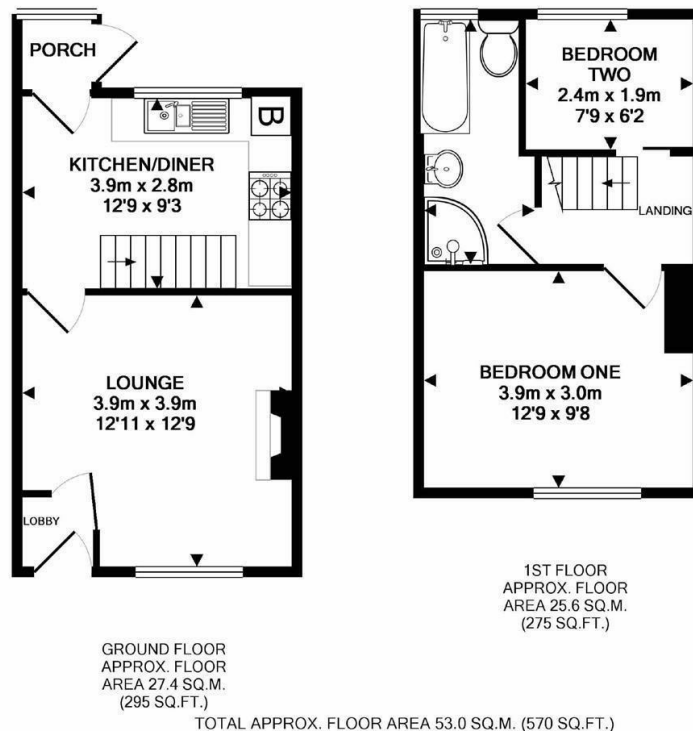
Situated in a popular residential area of Colne, this attractive mid-terrace home enjoys a highly convenient position close to everyday amenities, including Sainsbury's, Lidl, and the North Valley Retail Park. Offering well-proportioned accommodation over two floors, it is an ideal choice for first-time buyers, small families, or investors alike.

The ground floor begins with an entrance vestibule accessed via a UPVC double glazed door, leading into a welcoming lounge. This comfortable living space is enhanced by a modern living flame gas fire with feature surround, creating a warm and inviting focal point.

To the rear is a fully fitted dining kitchen, beautifully appointed with an excellent range of wall and base units, complementary work surfaces, and tiled splashbacks. Integrated appliances include an oven and hob, while a stainless steel sink unit and wall mounted gas-fired combination boiler add further practicality. Stairs rise from the kitchen to the first floor, and a rear porch provides access outside.

The first floor offers a landing, a generous double bedroom positioned to the front, a good-sized single bedroom to the rear, and a modern four-piece bathroom suite in white. The bathroom includes a panelled bath, low-level WC, wash basin, and a separate shower cubicle with mixer shower.

Externally, the property benefits from an excellent-sized low maintenance rear garden, attractively flagged for ease of upkeep and complemented by a useful outbuilding. With the added benefits of UPVC double glazing and gas central heating throughout, early internal viewing is highly recommended.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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