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# Petty Real™

# For Sale



125 Skipton Road  
Colne BB8 0NX

£184,950



## Key Features:

- Stunning stone built end terrace
- Perfect for a family
- Two reception rooms
- Four bedrooms
- En-suite wet room
- Popular location
- Modern kitchen with appliances
- Useful cellar
- Brand new four piece bathroom
- Viewing essential

Tenure:

EPC Rating: F

Council Tax Band: A



# 4 BEDROOM House - Terraced



## Main Description:

A stunning garden fronted end terrace dwelling presenting an ideal purchase for first time buyers or growing families in a highly sought after location. This beautiful home is in immaculate condition and is ready to move in.

The property comprises on the ground floor an entrance lobby accessed by a composite door, entrance hallway, well proportioned lounge with modern living flame gas fire and surround. There is a second larger living room with feature multi fuel stove, stairs leading to a useful cellar room which could be used as a home office/study. The kitchen houses an excellent range of modern wall and base units with complementary work surfaces, integrated oven and hob, fridge freezer, dish washer 1½ bowl stainless steel sink unit, plumbing for automatic washing machine and UPVC double glazed door leading to rear courtyard.

To the first floor is a landing, there are two well proportioned double bedrooms, to the rear is a fourth single bedroom which is currently utilized as a dressing room and benefits from a brand new solid oak fitted wardrobes. Bathroom housing a brand new four piece modern suite in white comprising bath with centre taps, wc, vanity sink unit and corner shower. To the second floor is the main double bedroom with dormer window useful eaves storage cupboard and an en-suite wet room which is fully tiled throughout to provide a practical yet luxurious finish.

Externally to the front of the property is an attractive garden forecourt and to the rear is a private courtyard garden with paved patio area and timber shed.

The property benefits from the modern day comforts of brand new sash style double glazing and gas fired central heating the heating is powered by a brand new Valiant gas fired combination boiler which comes with a 10 year guarantee and an internal viewing is recommended.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property