

The Old Post Office Parker Street, COLNE, Lancashire. BB8 9QA

£159,950 Not Applicable

SOLD STC



**Clifford
Smith &
Buchanan**
Estate Agents

PROPERTY DESCRIPTION

A stunning gable end terrace situated in the sought after location of Alkincoats. This spacious home is ideal for families. The accommodation offers two large reception rooms with feature fireplaces and an extended kitchen with integrated appliances. Three double bedrooms (one en-suite) and a fabulous four piece bathroom suite.

Large basement room with good ceiling height which would suit a number of uses, home gym etc.

The property has recently undergone a complete renovation.

Within a short walking distance of the park, bowling green and tennis courts. The property is also located close to the leisure centre, the high street bars and bistros and has easy access on to the M65 motorway network.

Internal viewing is highly recommended.

FEATURES

- A SPACIOUS END OF TERRACE PROPERTY
- IDEAL FOR YOUNG FAMILIES
- CLOSE TO ALKINCOATS PARK
- TWO LARGE RECEPTION ROOMS & EXTENDED KITCHEN
- THREE DOUBLE BEDROOMS INCLUDING THE ATTIC
- TWO BATHROOMS
- LARGE BASEMENT WITH GOOD CEILING HEIGHT



ROOM DESCRIPTIONS

Entrance Vestibule

UPVC double glazed entrance door.

Sitting Room

14' 9" x 12' 10" (4.50m x 3.90m) Attractive fireplace with electric fire, coved ceiling and radiator. UPVC double glazed window.

Lounge/Dining Room

13' 5" x 12' 6" (4.10m x 3.80m) Another good sized reception having a beautifully tiled feature fireplace. UPVC double glazed French doors leading out to the rear yard. Radiator and enclosed stairs to the first floor. Open through to the kitchen.

Extended Kitchen

16' 11" x 7' 6" (5.15m x 2.28m) Fitted with an extensive range of modern gloss finish base and wall units with complementary working surfaces and tiled splash backs. Integrated Bosch dishwasher, automatic washing machine, fridge and freezer. Built-in double Zanussi oven and hob with extractor over. Single drainer sink unit with mixer taps. Two UPVC double glazed windows and UPVC double glazed external door.

Cloakroom

Housing a white low level w.c. and wash hand basin with chrome plated fittings. Wall mounted gas combination boiler.

Basement

14' 1" x 12' 10" (4.30m x 3.90m) A very useful room with good ceiling height, hot and cold water taps and power, suitable for many uses like a home gym.

Landing

Radiator and stairs to the attic bedroom.

Bedroom One

15' x 12' 10" (4.58m x 3.90m) UPVC double glazed window with views towards the town hall. Radiator and walk-in wardrobe.

Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m) UPVC double glazed window and radiator.

Spacious Bathroom

9' 10" x 7' 6" (3.00m x 2.29m) Housing a four piece white suite with chrome plated fittings incorporating a free standing double end bath with shower attachment, step-in shower cubicle, pedestal wash hand basin and low level w.c. Recessed LED ceiling lights and UPVC double glazed window.

Attic Bedroom Three

19' 4" x 9' 10" (5.90m x 3.00m) (including stairs) A superb attic room with a UPVC double glazed window to the gable end and additional velux window. Radiator.

En-suite

Housing a step-in shower cubicle, wash hand basin and low level w.c.

Outside

Newly built stone paved forecourt with wrought iron railings. Enclosed yard to the rear.

Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



