

Oak Street, COLNE, Lancashire. BB8 0AZ

CHAIN FREE £51,500 Leasehold

UNDER OFFER



**Clifford
Smith &
Buchanan**
Estate Agents

PROPERTY DESCRIPTION

A garden fronted mid terrace property which is ideal for first time buyers or buy to let investors. Sitting room, dining kitchen, two bedrooms and white bathroom suite.

Gas central heating and UPVC double glazing.

Positioned within a short distance of the town centre and excellent local amenities. Access onto the M65 motorway can be reached within minutes by car.

FEATURES

- GARDEN FRONTED MID TERRACE
- SITTING ROOM & DINING KITCHEN
- TWO BEDROOMS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GATED YARD TO THE REAR
- IDEAL FIRST TIME BUYER/BUY TO LET PROPERTY



ROOM DESCRIPTIONS

Entrance

UPVC double glazed entrance door leading into:-

Sitting Room

13' 9" x 11' 10" (4.20m x 3.60m) (plus chimney breast alcoves) Tiled fireplace with fitted gas fire, radiator and UPVC double glazed window. Wall light points and shelving to the chimney breast alcoves.

Inner Stairs To First Floor

Dining Kitchen

13' 1" x 11' 2" (4.00m x 3.40m) Fitted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit and plumbing for automatic washing machine. Built-in electric oven and hob, recessed pantry, radiator, UPVC double glazed window and UPVC double glazed external door.

Landing

Bedroom One

14' 1" x 11' 10" (4.30m x 3.60m) (plus chimney breast alcoves) UPVC double glazed window and radiator.

Bedroom Two

8' 6" x 7' 7" (2.60m x 2.30m) UPVC double glazed window, radiator and recessed double storage cupboard.

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath, pedestal wash hand basin and low level w.c. Part tiled walls, radiator, UPVC double glazed window and recessed storage area.

Outside

Paved forecourt and yard to the rear with gated access.

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.



