



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Terry Street, Nelson, Lancashire. BB9 8JD

£105,000 Leasehold (to be confirmed)

REDUCED



PROPERTY DESCRIPTION

A lovely bay windowed terraced property with rear garden which is ideal for first time buyers. Two good sized reception rooms, separate kitchen, two bedrooms and modern bathroom suite. Gas fire central heating run from a combination boiler and hard wood double glazing. Very well presented throughout and situated on a pleasant street.

FEATURES

- BAY WINDOWED MID TERRACE
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- TWO BEDROOMS
- ATTRACTIVE BATHROOM SUITE
- GAS CENTRAL HEATING
- HARD WOOD DOUBLE GLAZING
- FORECOURT & REAR GARDEN
- IDEAL FIRST TIME BUYER PROPERTY
- VERY WELL PRESENTED THROUGHOUT



ROOM DESCRIPTIONS

Entrance Vestibule

Glazed door through to the sitting room.

Sitting Room

5m (into bay) x 3.84m (plus chimney breast alcoves) (16' 5" x 12' 7") Feature fireplace with wood surround and electric living flame gas fire. Double glazed bay window, radiator, laminate floor and picture rail.

Dining Room

3.4m x 2.99m (11' 2" x 9' 10") (plus bay) A good sized second reception room with double glazed bay window, radiator and laminate floor. Enclosed stairs to the first floor with under stairs pantry.

Kitchen

3.29m x 1.95m (10' 10" x 6' 5") Fitted with a range of stylish cream gloss fronted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. Gas cooker point, radiator, two double glazed windows and external door.

Landing

Access to loft space.

Bedroom One

3.88m x 3.86m (12' 9" x 12' 8") (plus chimney breast alcoves) Double glazed window and radiator.

Bedroom Two

3.86m x 2.27m (12' 8" x 7' 5") (plus chimney breast alcoves) Double glazed window overlooking the rear garden. Radiator and wardrobes/ storage cupboards built into one chimney breast alcove.

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating cast iron panelled bath with shower over, vanity wash hand basin with storage under and low level w.c. Chrome heated towel radiator, double glazed window and shelved storage unit.

Garden

Garden forecourt and pleasant garden area 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.

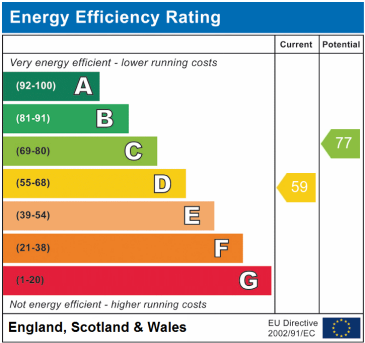


**Clifford
Smith &
Buchanan**

Estate Agents



EPC



**Clifford
Smith &
Buchanan**

Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
hello@cs-b.co.uk

Clifford Smith and Buchanan is a trading name of Guardian Wills and probate Services Ltd which is authorised and regulated by the Solicitors Regulation Authority (564782) and The Property Ombudsman Approved Redress Scheme (E01552)