



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Castercliffe Road, Nelson, Lancashire. BB9 9NA

£159,950 Freehold (to be confirmed)

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
hello@cs-b.co.uk

PROPERTY DESCRIPTION

A lovely mature semi detached property which is ideal for young families. The accommodation is exceptionally well presented throughout and offers an attractive sitting room with feature fireplace, open plan dining room to the kitchen area and cloak room. Three bedrooms (two double) and house bathroom. A block paved drive provides off road parking for two cars and a well maintained garden to the rear.

Situated on a very pleasant road which is close to Marsden Park and golf course. Good access to local amenities and transport links.

Viewing is highly recommended.

FEATURES

- MATURE SEMI DETACHED FAMILY HOME
- ATTRACTIVE SITTING ROOM
- OPEN PLAN DINING ROOM TO THE EXTENDED KITCHEN
- CLOAK ROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BLOCK PAVED DRIVE FOR TWO CARS
- VERY WELL MAINTAINED REAR GARDEN
- SITUATED ON A PLEASANT ROAD



ROOM DESCRIPTIONS

Entrance Vestibule

UPVC double glazed entrance door. Radiator and glazed door to the hall.

Hall

Meter cupboard, radiator and stairs to the first floor.

Sitting Room

4.3m x 4.2m (14' 1" x 13' 9") (plus chimney breast alcoves and bay window) Attractive fireplace with living flame gas fire and two radiators. Coved ceiling, wall light points and glazed doors opening through to the dining room.

Dining Room

4.68m x 2.6m (15' 4" x 8' 6") UPVC double glazed French door leading out to the rear garden. Radiator and access to the cloak room. Open plan to the kitchen area.

Kitchen

2.7m x 2.66m (8' 10" x 8' 9") (plus recess) Fitted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps, plumbing for dish washer and automatic washing machine. Built-in double electric oven with hob and extractor over. UPVC double glazed window overlooking the rear garden and UPVC double glazed external door.

Cloak Room

Housing a low level w.c. and providing useful storage space. Two UPVC double glazed windows and wall mounted gas combination boiler.

Landing

UPVC double glazed window.

Bedroom One

4.2m x 2.5m (13' 9" x 8' 2") (plus wardrobes) UPVC double glazed window and radiator. Attractive fitted wardrobes providing ample storage space. Wall light point.

Bedroom Two

3.4m x 2.61m (11' 2" x 8' 7") (plus recess) UPVC double glazed window and radiator. Fitted wardrobes and wall light points.

Bedroom Three

3.3m x 2.48m (10' 10" x 8' 2") (including bulk head) UPVC double glazed window and radiator.

Bathroom

Housing a three piece suite incorporating panelled bath with shower attachment and electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window. Mirror fronted toiletry cabinet.

Gardens and Grounds

Extremely well presented with a block paved drive providing off road parking for two cars. Block paved walkway leads to the side and rear elevations. The rear garden is neatly paved with a decked patio area.

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.



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