



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**28 Essex Street, Colne, Lancashire. BB8 0HB**

**£125,000 Leasehold (to be confirmed)**

**SOLD STC**



Colne  
1, Market Street, Colne, BB8 0LJ

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## PROPERTY DESCRIPTION

A superb mid terrace situated on a pleasant street which is ideal for first time buyers. The spacious accommodation offers an open plan sitting room dining room, attractive kitchen, three bedrooms including the attic and a stylish bathroom. A very useful stone out-building which is used as a utility room. gas central heating run from a combination boiler and UPVC double glazing. Positioned a short distance from the town centre with excellent local amenities. Viewing is highly recommended.

## FEATURES

- STUNNING TERRACE PROPERTY
- PLEASANT LOCATION
- OPEN PLAN SITTING ROOM & DINING ROOM
- ATTRACTIVE KITCHEN
- STYLISH BATHROOM
- THREE BEDROOMS INCLUDING THE ATTIC
- SUPERB STONE OUT-BUILDING/UTILITY
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL FOR FIRST TIME BUYER



## ROOM DESCRIPTIONS

### Entrance

UPVC double glazed entrance door.

### Open Plan Sitting Room To Dining Room

#### Sitting Room Area

3.65m x 3.35m (12' 0" x 11' 0") (plus chimney breast alcoves) A light room with attractive feature fireplace. UPVC double glazed window, radiator, ceiling rose and LED ceiling lights. Meter cupboard, central staircase and open archway to the dining area.

#### Dining Area

3.8m x 3.55m (12' 6" x 11' 8") Recessed fireplace with electric stove. Radiator, LED ceiling lights and UPVC double glazed French door leading out to the rear.

#### Kitchen

3m x 1.76m (9' 10" x 5' 9") Fitted with a range of attractive base and wall units with complementary working surfaces. Built-in electric oven and hob, chrome heated towel radiator and wall mounted gas combination boiler. LED ceiling lights and two UPVC double glazed windows.

#### Landing

Stairs to the attic room.

#### Bedroom One

3.66m x 3.3m (12' 0" x 10' 10") UPVC double glazed window, radiator and recessed wardrobe/storage space.

#### Bedroom Two

3.3m x 2.2m (10' 10" x 7' 3") UPVC double glazed window with a pleasant aspect over trees. Radiator.

#### Stylish bathroom

Housing a three piece white suite with chrome plated fittings incorporating a panelled bath with shower and screen over, pedestal wash hand basin and low level w.c. Coloured LED ceiling lights, chrome heated towel radiator, large linen cupboard and UPVC double glazed window.

### Attic/Bedroom Three

5m x 3.6m (16' 5" x 11' 10") (plus under eaves storage space) Double glazed velux window and radiator.

### Outside

A neat enclosed yard to the rear with a stone built utility room which has power, light and plumbing for an automatic washing machine.

### 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.

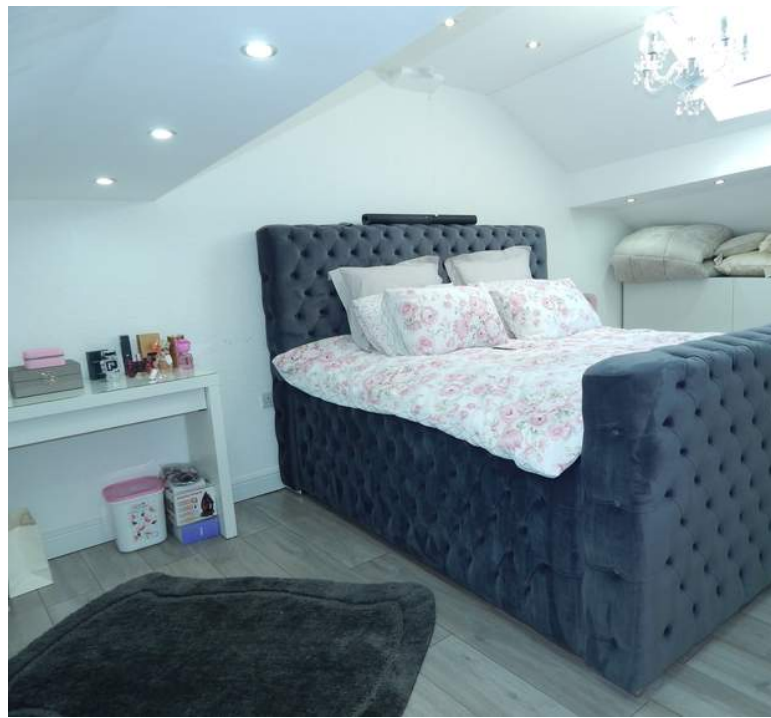
### Please Note

The vendor of the property is a connected person to a member of Clifford Smith & Buchanan staff.

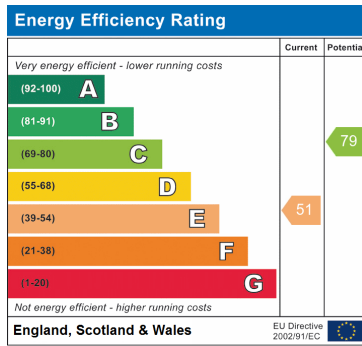


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# EPC



The Law Society



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