



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

5 Gill Street, Colne, Lancashire. BB8 8JQ

£84,950 Leasehold

REDUCED



Colne
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PROPERTY DESCRIPTION

A garden fronted mid terrace which is ideal for first time buyers. Situated on a pleasant street the accommodation offers a sitting room, dining kitchen and two good sized bedrooms. Gas central heating run from a newly installed gas combination boiler and UPVC double glazed windows. Enclosed yard to the rear. Close to good local amenities and transport links.

FEATURES

- IDEAL FIRST TIME BUYER PROPERTY ON A PLEASANT STREET
- SITTING ROOM & DINING KITCHEN
- TWO GOOD SIZED BEDROOMS
- UPVC DOUBLE GLAZED WINDOWS
- GOOD ACCESS TO TRANSPORT LINKS & AMENITIES
- NEW GAS COMBINATION BOILER INSTALLED AUGUST 2023



ROOM DESCRIPTIONS

Entrance Vestibule

UPVC double glazed entrance door and glazed door leading into the sitting room.

Sitting Room

3.49m x 3m (11' 5" x 9' 10") (plus chimney breast alcoves) Attractive feature fireplace with fitted gas fire. UPVC double glazed window, radiator, coved ceiling and wall light points.

Dining Kitchen

3.75m x 3m (12' 4" x 9' 10") Fitted with an extensive range of high quality base and wall units with complementary working surfaces. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. Gas cooker point, integrated fridge and freezer. Tiled fireplace with gas fire, radiator and recessed pantry. UPVC double glazed window and external door.

Landing

Bedroom One

3.47m x 3m (11' 5" x 9' 10") (plus chimney breast alcoves) A good sized bedroom having UPVC double glazed window, radiator and recessed wardrobe/storage cupboard.

Bedroom Two

3.72m x 1.92m (12' 2" x 6' 4") UPVC double glazed window, radiator and recessed double wardrobe.

Bathroom

Housing a three piece suite incorporating panelled bath with shower over, pedestal wash hand basin and low level w.c. New wall mounted gas combination boiler, radiator and additional chrome heated towel radiator. UPVC double glazed window.

Outside

Neat forecourt and 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.

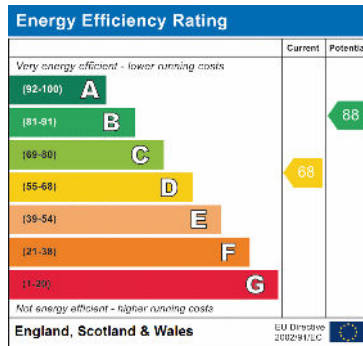


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