



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

24 Mason Street, Colne, Lancashire. BB8 9BU

£82,000 Freehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

This two bedroom mid terrace is ideal for first time buyers and is positioned close to the town centre. The accommodation offers a pleasant sitting room, breakfast kitchen with stylish units and a white bathroom suite. Outside is an enclosed yard and also a good sized enclosed garden. Gas central heating run from a combination boiler and UPVC double glazed windows.TT

FEATURES

- IDEAL FIRST TIME BUYER PROPERTY
- CLOST TO THE TOWN CENTRE
- SITTING ROOM & BREAKFAST KITCHEN
- TWO BEDROOMS
- REAR YARD & GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



ROOM DESCRIPTIONS

Entrance

Double glazed hardwood entrance door.

Sitting Room

3.62m x 3.52m (11' 11" x 11' 7") (plus chimney breast alcoves) Attractive fireplace with polished wood surround and living flame gas fire. UPVC double glazed window, coved ceiling and radiator.

Breakfast Kitchen

4m x 3m (13' 1" x 9' 10") (into stairs) Stylish fitted base and wall units with working surfaces and tiled splash backs. One and a half bowl sink unit with mixer taps and plumbing for automatic washing machine. Integrated fridge/freezer. Built-in electric oven with gas hob and extractor over. UPVC double glazed window and radiator.

Landing

Bedroom One

3.67m x 3.24m (12' 0" x 10' 8") A good sized bedroom with UPVC double glazed window and radiator.

Bedroom Two

3.35m x 1.8m (11' 0" x 5' 11") UPVC double glazed window and radiator.

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating step-in shower cubicle with electric shower, pedestal wash hand basin and low level w.c. UPVC double glazed window and radiator.

Outside

Enclosed yard to the rear and across from the yard is a good sized enclosed garden.

Please Note

The electric and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer and 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.

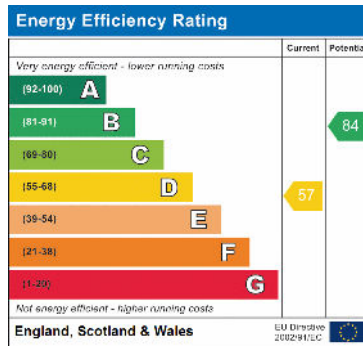


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