



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**Bradshaw Street, NELSON, Lancashire. BB9 9BP**

**£120,000 Freehold**

**FOR SALE**



**Colne**  
1, Market Street, Colne, BB8 0LJ

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## PROPERTY DESCRIPTION

This lovely semi detached bungalow is positioned on a corner plot and is beautifully presented throughout. The accommodation offers a pleasant sitting room with UPVC double glazed French doors leading out to the garden, dining room (formerly 2nd bedroom), breakfast kitchen and good sized loft space. Garden to the rear with patio, planted beds and timber shed. Off road parking to the rear.

Gas central heating run from a combination boiler installed in 2022 and UPVC double glazed windows. Oak internal doors.

Close to good local amenities and transport links.

## FEATURES

- SEMI DETACHED BUNGALOW
- SITTING ROOM & DINING ROOM
- BREAKFAST KITCHEN
- GARDEN & OFF ROAD PARKING
- GAS COMBINATION BOILER INSTALLED 2022
- BEAUTIFUL BATHROOM
- FORMERLY TWO BEDROOMS
- LARGE LOFT SPACE



## ROOM DESCRIPTIONS

### Entrance Vestibule

UPVC double glazed entrance door.

### Hall

Radiator.

### Sitting Room

16' 1" x 9' 10" (4.90m x 3.00m) A feature granite fireplace with electric fire. Wall light points, coved ceiling and ceiling rose. Radiator and UPVC double glazed French doors leading out to the rear garden.

### Dining Kitchen

12' 2" x 8' 6" (3.70m x 2.60m) Fitted with a range of stylish base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine and dishwasher. Built-in electric oven and gas hob. Radiator, UPVC double glazed window and external door. Wall mounted gas combination boiler installed 2022.

### Bedroom One

12' 6" x 8' 6" (3.80m x 2.60m) High quality wall to wall wardrobes. UPVC double glazed window and radiator.

### Dining Room

9' 2" x 5' 11" (2.80m x 1.80m) UPVC double glazed window, radiator and access to the loft.

### Superb Bathroom Suite

Housing a free standing roll top bath with shower attachment, vanity wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window.

### Loft

Accessed via a pull down ladder, the loft offers a large space with good standing height and is fully boarded.

### Outside

Established, well stocked gardens to the front and side elevations. To the rear of the property is a paved garden with planted raised garden beds and timber shed. There is also off road parking behind the rear garden.

### 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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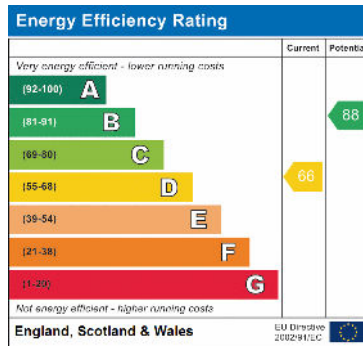
Estate Agents







# EPC



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