



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Clarence Street, Colne, Lancashire. BB8 0PP

£139,950 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
hello@cs-b.co.uk

PROPERTY DESCRIPTION

A good opportunity for first time buyers, situated just off Keighley Road close to excellent local amenities, bus routes and shopping facilities. The accommodation offers two reception rooms and a separate kitchen, three bedrooms including the attic and four piece bathroom suite. Gas central heating and UPVC double glazing.

FEATURES

- JUST OFF KEIGHLEY ROAD
- GOOD LOCAL AMENITIES
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- THREE BEDROOMS INCLUDING THE ATTIC
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYERS & YOUNG GROWING FAMILIES



ROOM DESCRIPTIONS

Entrance Vestibule

UPVC double glazed entrance door and glazed door into hall.

Hall

Radiator and stairs to the first floor.

Sitting Room

3.45m x 3.37m (11' 4" x 11' 1") UPVC double glazed window, fireplace with electric fire, radiator, ceiling rose and wall light point.

Lounge/Dining Room

4.59m x 4.10m (15' 1" x 13' 5") (into chimney breast alcoves) A good sized second reception room having fireplace with electric fire, radiator and ceiling rose. Under stairs pantry.

Kitchen

2.53m x 2.12m (8' 4" x 6' 11") Fitted with a range of cream fronted base and wall units with wood effect working surfaces. Stainless steel sink unit with mixer taps and plumbing for automatic washing machine. Built-in electric oven and gas hob. UPVC double glazed window and UPVC double glazed door leading out to the rear yard.

Landing

Stairs to the attic room.

Bedroom One

4.57m x 3.3m (15' 0" x 10' 10") (into chimney breast alcoves) UPVC double glazed window, radiator and storage cupboard.

Bedroom Two

3.32m x 2.53m (10' 11" x 8' 4") UPVC double glazed window, radiator and cupboard housing the gas central heating boiler.

Bathroom

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

Attic/Bedroom Three

4.2m x 4.12m (13' 9" x 13' 6") Radiator, velux window and under eaves storage space.

Outside

Enclosed yard to the rear with two stone out-building and outside tap.

Please Note

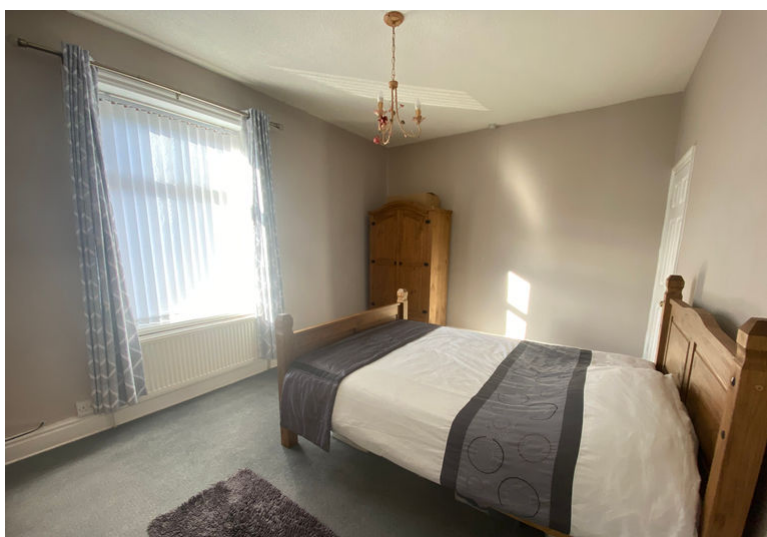
The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

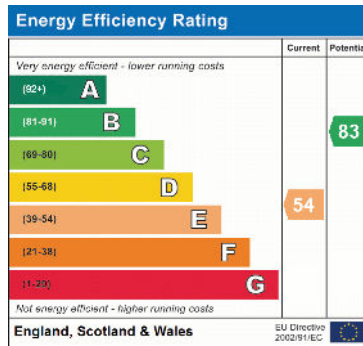


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