



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

14 Bamford Street, Nelson, Lancashire. BB9 0PA

£105,000 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

A delightful property for first time buyers which is extremely well presented with a pleasant sitting room, spacious dining kitchen, two double bedrooms and a stylish bathroom. Rear yard with a stone out-building (great for bikes). Gas central heating and UPVC double glazing.

Just off Barkerhouse Road on a traffic free street (except for residents - no permits needed).

FEATURES

- IDEAL FIRST TIME BUYER PROPERTY
- BEAUTIFULLY PRESENTED
- SPACIOUS DINING KITCHEN
- LOVELY REAR PATIO GARDEN
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM SUITE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



ROOM DESCRIPTIONS

Entrance Vestibule

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

Sitting Room

3.87m x 3.67m (12' 8" x 12' 0") (plus chimney breast alcoves) Recessed fireplace with a stone base and inset beam into the chimney breast. UPVC double glazed window with an open aspect. Radiator.

Inner Stairs To First Floor

Spacious Dining Kitchen

4.2m x 3.7m (13' 9" x 12' 2") (plus chimney breast alcoves) A lovely light dining kitchen with a range of cream fronted base and wall units with complementary working surfaces and tiled splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. Built-in electric oven with four ring gas hob over. Under stairs pantry, radiator and wall mounted gas combination boiler. UPVC double glazed window and external door.

Landing

Radiator.

Bedroom One

3.86m x 3.1m (12' 8" x 10' 2") (plus chimney breast alcoves and recess) UPVC double glazed window enjoying an open aspect. Radiator.

Bedroom Two

3.8m x 2.9m (12' 6" x 9' 6") Another double bedroom having UPVC double glazed window with views over Pendle. Radiator.

Stunning Bathroom

A spacious bathroom housing a white three piece suite with chrome plated fittings incorporating panelled bath with shower, rain head shower and screen over, pedestal wash hand basin and low level w.c. Chrome heated towel radiator, recessed ceiling lights and part tiled walls. Large linen storage cupboard.

Outside

Lovely enclosed timber patio to the rear with inset lighting along the borders. External light and water tap. Substantial stone out-building which is useful for storage. A quiet, back street beyond.

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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