



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

18 Earl Street, Nelson, Lancashire. BB9 9JA

£80,000 Freehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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hello@cs-b.co.uk

PROPERTY DESCRIPTION

A spacious end of terrace property which is a former shop premises. An ideal opportunity for a property investor to renovate. Two reception rooms, kitchen and cellar room. Two good sized double bedrooms and inner storage room (could convert to three bedrooms). UPVC double glazed windows and gas central heating run from a back boiler. Enclosed yard to the rear.

FEATURES

- SPACIOUS END OF TERRACE
- INVESTMENT OPPORTUNITY
- TWO RECEPTION ROOMS & KITCHEN
- CELLAR PROVIDING STORAGE SPACE
- TWO DOUBLE BEDROOMS & INNER STORAGE ROOM
- COULD CONVERT TO THREE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- ENCLOSED YARD TO REAR



ROOM DESCRIPTIONS

Entrance Hall

UPVC entrance door and stairs to the first floor.

Sitting Room

4.7m x 3.9m (15' 5" x 12' 10") (plus chimney breast alcoves)
Recessed fireplace with gas fire and polished wood surround. Two UPVC double glazed windows and three radiators. Open through to the kitchen area.

Kitchen

2.9m x 2.7m (9' 6" x 8' 10") Fitted base and wall units with working surfaces and tiled splash backs. Twin circular sink bowls with mixer taps over and plumbing for automatic washing machine. UPVC double glazed window and UPVC external door.

Cellar Room

Power and light.

Lounge

4.9m x 3.9m (16' 1" x 12' 10") A good sized second reception room with wall mounted gas fire, two UPVC double glazed windows and two radiators.

Landing

Bedroom One

4.9m x 3.9m (16' 1" x 12' 10") A large bedroom with UPVC double glazed window and radiator.

Bedroom Two

3.25m x 3m (10' 8" x 9' 10") A second double bedroom with UPVC double glazed window and radiator.

Inner Storage Room

2.6m x 1.86m (8' 6" x 6' 1")

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating step-in shower tray with electric shower, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window. Two storage cupboards, one housing the hot water cylinder.

Outside

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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