



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**Skipton Road, Colne, Colne. BB8 7AT**

**CHAIN FREE £215,000 Leasehold**

**FOR SALE**



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

**01282 860606**  
[hello@cs-b.co.uk](mailto:hello@cs-b.co.uk)

## PROPERTY DESCRIPTION

A well maintained mature semi detached property situated on the border of Colne and Foulridge within a short walking distance of lakeside walks. The accommodation offers two reception rooms, separate breakfast kitchen, two double bedrooms with fitted furniture, 4-pce bathroom suite and separate w.c. Lovely gardens to the front and rear, a good sized drive provides ample off road parking and leads to the detached garage.

UPVC double glazing and gas central heating.

Access to the town centre with excellent local amenities, shopping facilities, good local schools and the M65 motorway are within easy reach.

Viewing is highly recommended.

## FEATURES

- SOUGHT AFTER LOCATION
- GARDENS TO THE FRONT & REAR
- DETACHED GARAGE & GOOD SIZED DRIVE
- TWO RECEPTION ROOMS & SEPARATE BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- 4-PCE BATHROOM & SEPARATE W.C.
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- A SHORT DISTANCE FROM LAKESIDE WALKS
- ON THE BORDER OF COLNE & FOULRIDGE
- MATURE SEMI DETACHED PROPERTY
- WELL MAINTAINED
- CHAIN FREE



## ROOM DESCRIPTIONS

### Entrance Porch

Arched UPVC double glazed entrance doors and glazed door leading into the hall.

### Hall

Stairs to the first floor, radiator and two storage cupboards.

### Sitting Room

3.79m x 3.51m (12' 5" x 11' 6") (into bay) UPVC double glazed bay window overlooking the front garden. Fireplace with electric fire, two radiators and coved ceiling.

### Dining Room

3.48m x 3.34m (11' 5" x 10' 11") (into chimney breast) UPVC double glazed picture window overlooking the rear garden. Fireplace with electric fire, radiator and coved ceiling.

### Breakfast Kitchen

3.98m x 1.69m (13' 1" x 5' 7") Fitted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. gas cooker point, two UPVC double glazed windows and UPVC double glazed door leading out to the garden.

### Landing

UPVC double glazed window and storage cupboard.

### Bedroom One

3.64m (into bay) x 2.9m (to wardrobe fronts) - (11' 11" x 9' 6") UPVC double glazed bay window, radiator and fitted wardrobes providing good storage space.

### Bedroom Two

3.51m x 2.9m (11' 6" x 9' 6") (to wardrobe fronts) UPVC double glazed window, fitted wardrobes and radiator.

### Bathroom

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

### Separate W.C.

Low level w.c., wash hand basin and UPVC double glazed window.

### Detached Garage

Approached by the driveway, the garage is positioned to the side elevation and has power and light installed.

### Gardens and Grounds

A driveway provides good off road parking to the front elevation and leads to the garage. A long garden frontage is laid to lawn with mature planted borders. Paved walkways lead to the rear well maintained garden which again is laid to lawn with planted borders and a patio area.

### 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 contrac.



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