



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**Halifax Road, Nelson, Lancashire. BB9 0EH**

**£139,950**

**FOR SALE**



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

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## PROPERTY DESCRIPTION

This lovely family home is a rare find. It is extremely well presented throughout and offers spacious living accommodation with two reception rooms and separate Howdens fitted kitchen with appliances. Three bedrooms and stylish bathroom suite. Garden frontage and a large rear garden with lawn, patio and outbuildings including w.c. At the bottom of the garden is a substantial detached garage.

## FEATURES

- GARDEN FRONTED WITH BAY WINDOW
- EXTREMELY WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- SEPARATE HOWDENS WITH KITCHEN WITH APPLIANCES
- THREE BEDROOMS
- STYLISH BATHROOM SUITE
- LONG GARDEN TO THE REAR WITH LAWN & PATIO
- THREE OUT-BUILDINGS ONE WITH W.C.
- LARGE GARAGE
- IDEAL FOR FAMILIES
- UPVD DOUBLE GLAZED WINDOWS & DOORS
- GAS CENTRAL HEATING RUN FROM A COMBINATION BOILER



## ROOM DESCRIPTIONS

### Entrance Vestibule

UPVC double glazed entrance door, coved ceiling and etched glass door leading into the hall.

### Hall

Radiator, coved ceiling and stairs with LED lighting leading to the first floor.

### Sitting Room

4.22m (into bay) x 2.65m (plus chimney breast alcoves) (13' 10" x 8' 8") UPVC double glazed bay window. Attractive fireplace with living flame gas fire. Radiator, wall light points, coved ceiling and picture rail.

### Lounge/Dining Room

4.84m (into bay) x 3.84m (plus chimney breast alcoves) (15' 11" x 12' 7") A good sized second reception room with UPVC double glazed window overlooking the rear garden. Recessed understairs pantry/storage space. Fireplace with living flame gas fire, radiator and coved ceiling.

### Kitchen

3.5m x 2m (11' 6" x 6' 7") Fitted with a range of Howden's base and wall units with complementary working surfaces. Integrated fridge freezer and dishwasher. Built-in Lamona double oven, recessed microwave, four ring gas hob with canopy extractor over. Single drainer sink unit with extending mixer tap over, radiator, UPVC double glazed bay window and UPVC double glazed door leading out to the rear garden.

### Landing

Access via a pull down ladder to the part boarded loft space.

### Bedroom One

4.25m x 3.39m (13' 11" x 11' 1") (into bedroom furniture and chimney breast alcoves) UPVC double glazed window, radiator and cast iron fire surround. Extensive range of good quality bedroom furniture to include wardrobes, storage cupboards and drawers.

### Bedroom Two

2.76m x 2.17m (9' 1" x 7' 1") (into robes) UPVC double glazed window overlooking the rear garden and radiator. Good sized double wardrobe providing useful storage space.

### Bedroom Three

3.33m x 1.34m (10' 11" x 4' 5") (plus recess) UPVC double glazed window overlooking the rear garden, radiator and fitted storage cupboard.

### Stylish Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath with electric shower and screen over, vanity wash hand basin and low level w.c. Heated towel radiator, tiled walls and floor. LED illuminated bathroom mirror, extractor and shelving space.

### Gardens and Grounds

Garden frontage.

To the rear of the property is a long garden with a paved patio and walkways. Garden lawn and planted borders. Three out-buildings, one housing a low level w.c., one with plumbing for automatic washing machine and a the third providing extra storage space. External lighting and water point.

### Large Garage

Up and over garage door and personal door with access from the garden. Power and light installed.

### 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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