



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**Skipton Road, Colne, Lancashire. BB8 0NY**

**£185,000 Leasehold**

**FOR SALE**



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

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## PROPERTY DESCRIPTION

An extremely well maintained garden fronted terrace which has a double extension to the rear and south facing outdoor space. The spacious accommodation is ideal for young families and offers two reception rooms, separate kitchen, three good sized bedrooms including the attic and a large 4-pce bathroom suite. UPVC double glazing and gas central heating run from a combination boiler. Substantial stone out-building with power and light.

Close to the park and Foulridge lakeside walks. A short distance to the town centre with good local amenities and transport links.

Viewing is highly recommended.

## FEATURES

- EXCEPTIONALLY WELL MAINTAINED
- SOUTH FACING OUTDOOR SPACE
- DOUBLE EXTENSION
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS INCLUDING ATTIC
- LARGE 4-PCE BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING RUN FROM A COMBINATION BOILER
- TASTEFUL DECOR
- IDEAL FOR YOUNG FAMILIES
- CLOSE TO THE PARK & FOULRIDGE LAKESIDE WALKS
- SHORT DISTANCE TO THE TOWN CENTRE & TRANSPORT LINKS



## ROOM DESCRIPTIONS

### Entrance Vestibule

UPVC double glazed entrance door and original tiled floor.  
Glazed door leading into:-

### Hall

Deep coved ceiling, radiator and stairs to the first floor.

### Dining Room

4.3m (into bay) x 3m (plus chimney breast alcoves (14' 1" x 9' 10")) UPVC double glazed window, two radiators, coved ceiling and built-in shelving to one chimney breast alcove.

### Sitting Room

4.48m x 4.16m (14' 8" x 13' 8") A good sized second reception room with recessed storage/pantry. UPVC double glazed window, radiator and wall light points.

### Kitchen

3.79m x 2.24m (12' 5" x 7' 4") Fitted with a range of good quality base and wall units with complementary working surfaces and tiled splash backs. One and a half bowl sink unit with mixer taps and boiler tap, plumbing for automatic washing machine and dishwasher. Built-in Stoves double electric oven and Neff induction hob with extractor canopy over. Integrated fridge/freezer. Elongated radiator, two UPVC double glazed window and UPVC double glazed external door.

### Landing

Good sized storage cupboard, radiator and enclosed stairs to the attic bedroom.

### Bedroom One

3.62m x 3.35m (11' 11" x 11' 0") (plus chimney breast alcoves and wardrobes) UPVC double glazed window with a pleasant aspect overlooking the park. Wall to wall fitted bedroom storage providing extensive wardrobe and shelving space. Radiator and LED ceiling lights.

### Bedroom Two

3.6m x 3.3m (11' 10" x 10' 10") UPVC double glazed window, radiator and wall light point.

### Spacious Bathroom

3.82m x 2.28m (12' 6" x 7' 6") Housing a four piece suite incorporating panelled bath with mixer taps, step-in shower cubicle, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window. Shelved linen cupboard housing the gas combination boiler and additional toiletry cupboard. LED ceiling lights.

### Outside

Garden frontage with Indian stone paving. To the rear is a south facing enclosed yard with an attractive Indian stone paved patio. Stone out-building with electric power and light. External lighting.

### 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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