



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

1 Swanfield Terrace, Colne, Lancashire. BB8 0QA

£249,950 Freehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
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PROPERTY DESCRIPTION

Located in an established and sought after area of Colne this stunning property offers modern open plan living and boasts a fantastic south facing garden with extensive views towards Boulsworth and the surrounding countryside, with off road parking for two vehicles and three bedrooms, early viewing is highly recommended.

The accommodation comprises; entrance hallway with stairs to the first floor and downstairs W.C, beautiful open plan living, dining, kitchen which is fitted with modern base and wall units, five ring gas hob and wall mounted electric oven. Extensive integrated appliances to include a washing machine, dishwasher, tumble dryer, fridge freezer and wine cooler. Patio doors lead out to the modern recently landscaped garden with breath taking countryside views. To the first floor you will find three well proportioned bedrooms and a contemporary 3-piece bathroom. Tandem parking for two vehicles to the rear and a good sized front garden.

Having local amenities, shopping facilities, transport links, primary and secondary schools and bus routes are close by. This property isn't one to be missed.

FEATURES

- SOUGHT AFTER LOCATION
- THREE BEDROOMS & 3-PCE BATHROOM
- DOWNSTAIRS CLOAKS
- RECENTLY RE-FURBISHED
- DRIVEWAY & GARDEN
- INTERNAL VIEWING HIGHLY RECOMMENDED
- OPEN PLAN DINING KITCHEN & LIVING ROOM
- CLOSE TO GOOD LOCAL AMENITIES & SCHOOLS
- VIEWS OVER COUNTRYSIDE



ROOM DESCRIPTIONS

Entrance Hall

Composite front door leading into the hallway and stairs to the first floor.

Living room

4.55m x 3.58m (14' 11" x 11' 9") Open through to the rest of the living space, this spacious living room has two UPVC double glazed windows, ceiling lights and radiator.

Open Plan Kitchen Dining Room

18' 9" x 10' 7" (5.71m x 3.23m) The open plan dining kitchen is fitted with modern base and wall units with complementary working surfaces, five-ring gas hob with extractor hood and built-in oven. The property comes with an extensive range of integrated appliances to include a washing machine, dishwasher, tumble dryer, fridge freezer and wine cooler. UPVC double glazed window with views of the open countryside and UPVC double glazed patio doors leading out to the rear garden, again taking advantage of the stunning countryside.

Cloak Room

5' 11" x 4' 2" (1.80m x 1.27m) Fitted with a modern two piece suite, comprising of low level w.c. and wash hand basin.

First Floor

Bedroom One

4.42m x 2.97m (14' 6" x 9' 9") UPVC double glazed window, radiator and cupboard housing the central heating boiler.

Bedroom Two

3.38m x 2.69m (11' 1" x 8' 10") Good sized second bedroom, UPVC double glazed window with views of open countryside and radiator.

Bedroom Three

9' 5" x 7' 7" (2.87m x 2.31m) UPVC double glazed window with views of open countryside and radiator.

Bathroom

Fitted with a three piece modern bathroom suite comprising of low level w.c., vanity wash hand basin and panelled bath with shower over. Part tiled, UPVC double glazed window and radiator.

Garden and grounds

Garden

Beautiful, landscaped south facing garden with a large Indian stone paved terrace and lawn. Large timber storage shed. Tandem off road drive providing parking for two vehicles.

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.

Please Note

The owner of this property is an employee of Clifford Smith and Buchanan Estate Agents.

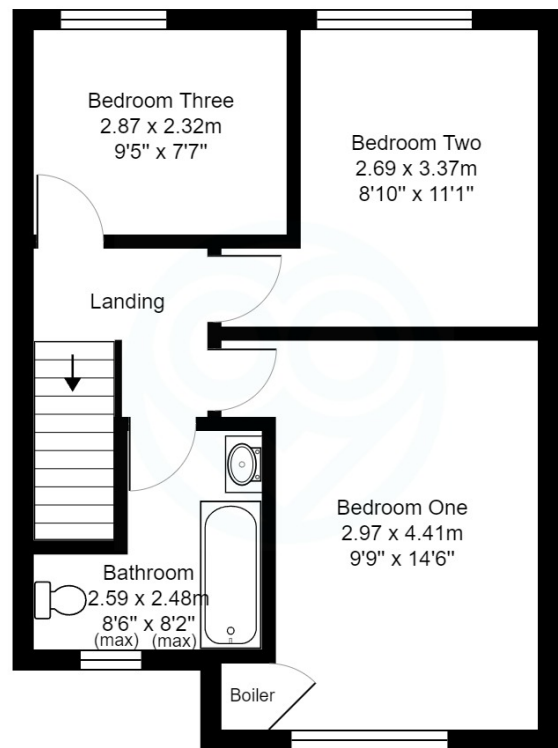
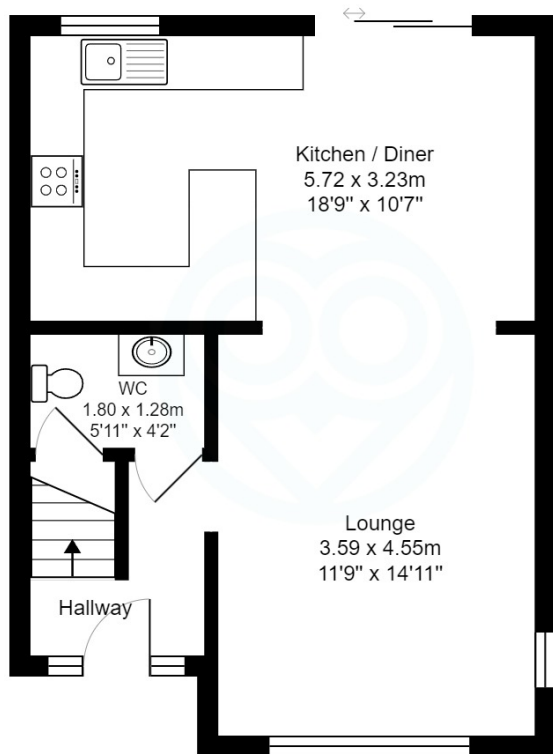
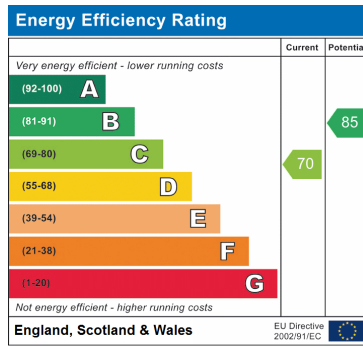


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FLOORPLAN & EPC



Swanfield Terrace, Colne

Total Area: 87.0 m² ... 937 ft²

All measurements are approximate and for display purposes only.



The Law Society



Clifford Smith & Buchanan

Colne
1, Market Street, Colne, BB8 0LJ

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