



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

6 Alma Road, Laneshawbridge, Lancashire. BB8 7JJ

£315,000 Freehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

A great opportunity for families, this spacious home is located in the lovely village of Laneshawbridge with rural views and beautiful countryside. The tasteful accommodation has good quality fixtures and fittings throughout and offers a good sized sitting room, open plan dining kitchen with appliances, conservatory which overlooks the rear garden, useful utility room and cloakroom. Three bedrooms (master en-suite) and a fully converted garage which is currently used a large fourth bedroom. A double drive provides off road parking and to the rear is a large garden which abuts open fields.

FEATURES

- SUPERB SEMI DETACHED FAMILY HOME
- HIGH QUALITY FIXTURES AND FITTINGS
- OPEN PLAN DINING KITCHEN
- SPACIOUS SITTING ROOM
- GOOD SIZED CONSERVATORY
- USEFUL UTILITY & CLOAK ROOM
- BEAUTIFUL VIEWS & OPEN COUNTRYSIDE
- THREE/FOUR BEDROOMS (MASTER EN-SUITE)
- DOUBLE DRIVE
- LARGE REAR GARDEN & PATIO



ROOM DESCRIPTIONS

Entrance Vestibule

Double glazed entrance door, cloak cupboards, coved ceiling and radiator.

Hall

Stairs to the first floor with storage under, radiator.

Cloak Room

Housing a white wash hand basin and w.c. Chrome towel radiator.

Utility Room

Fitted with a range of white fronted base and wall units with working surfaces and single drainer sink unit.

Plumbing for automatic washing machine.

Family Room/Fourth Bedroom

6.14m x 3.19m (20' 2" x 10' 6") A superb addition to the property providing a large second reception room or fourth bedroom. Useful storage cupboards, recessed fireplace, engineered oak flooring and induction heater. UPVC double glazed French doors with side windows.

Landing

A spacious landing area providing space for a computer working area. Storage cupboards and UPVC double glazed window.

Sitting Room

5.12m x 3.19m (16' 10" x 10' 6") A spacious and light sitting room with an attractive limestone fireplace and living flame gas fire. UPVC double glazed window, polished wood floor and radiator. Open through to:-

Dining Kitchen

5.2m x 2.7m (17' 1" x 8' 10") Fitted with an extensive range of quality base and wall units with complementary working surfaces which extend to provide a breakfast bar area. One and half bowl sink unit with mixer taps over, integrated dish washer, fridge/freezer and microwave. Built-in electric oven with induction hob over and canopy extractor fan. Cupboard housing the gas combination boiler, polished wood floor and radiator. UPVC double glazed window and patio doors leading into:-

Conservatory

An 'L' shaped conservatory measuring 2.9m x 2.3m (9' 6" x 7' 7") plus 2.4m x 1.98m (7' 10" x 6' 6") UPVC double glazed windows and patio doors leading out to the rear garden. Travertine flooring and wall mounted induction radiator.

Master Bedroom

3.5m x 2.85m (11' 6" x 9' 4") (into robes) UPVC double glazed window with beautiful views towards Boulsworth. Attractive fitted bedroom furniture providing ample storage space.

En-Suite

Housing a three piece white suite with chrome plated fittings incorporating step-in shower cubicle, wash hand basin and low level w.c. Travertine flooring.

Bedroom Two

2.9m x 2.6m (9' 6" x 8' 6") UPVC double glazed window overlooking the rear garden and countryside beyond. Radiator.

Bedroom Three

3.3m x 2.36m (10' 10" x 7' 9") UPVC double glazed window with rural views. Radiator.



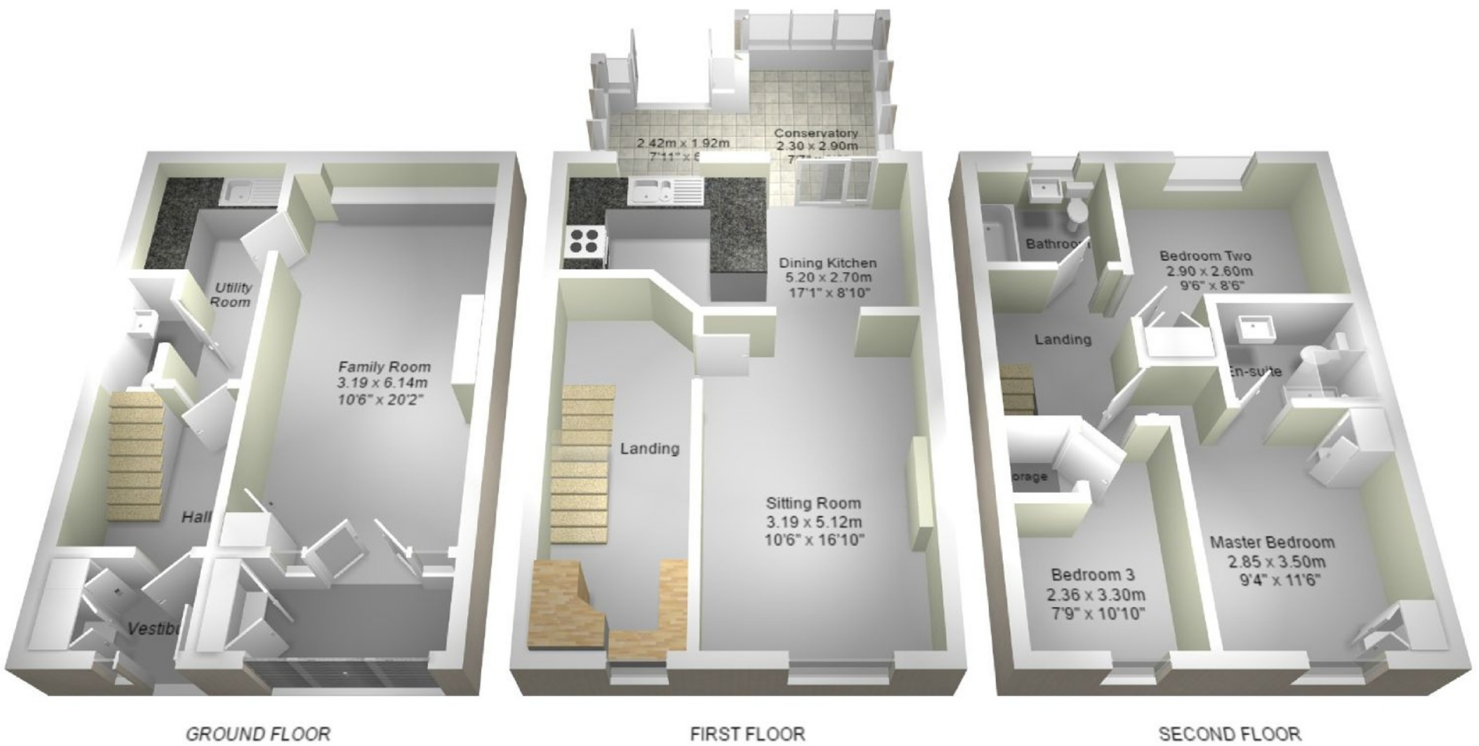
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FLOORPLAN & EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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All measurements are approximate and for display purposes only.



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