



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

12 Brownroyd, Earby, Lancashire. BB18 6RP

£235,000 Leasehold

REDUCED



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

A wonderful opportunity for families, this semi detached home is situated on a good sized corner plot with fantastic views over fields to the rear. Well proportioned rooms offer spacious living accommodation with an entrance hall, through lounge/dining room, conservatory and large utility room. Three good sized bedrooms, 4-pce bathroom suite and loft space. Integral garage, ample off road parking and a large garden to the rear.

UPVC double glazing and gas central heating run from a combination boiler.

Positioned slightly on the outskirts of the town towards the open countryside.

Internal viewing is highly recommended.

FEATURES

- CHOICE CORNER PLOT
- LARGE REAR GARDEN
- LOVELY RURAL VIEWS
- THREE GOOD SIZED BEDROOMS
- ATTRACTIVE FITTED KITCHEN
- LARGE UTILITY SPACE
- INTEGRAL GARAGE
- DRIVE PROVIDING AMPLE OFF ROAD PARKING
- IDEAL FOR FAMILIES



ROOM DESCRIPTIONS

Entrance Hall

UPVC double glazed entrance door. Radiator and stairs to the first floor.

Sitting Room

3.79m x 3.17m (12' 5" x 10' 5") UPVC double glazed window overlooking the front garden. Wall mounted gas fire, radiator and opening through to the dining area.

Dining Area

3.14m x 2.6m (10' 4" x 8' 6") Double glazed patio doors leading into the conservatory.

Conservatory

3.3m x 3m (10' 10" x 9' 10") UPVC double glazed windows and patio doors leading out to the garden. Wall light points and radiator.

Kitchen

3.2m x 2.65m (10' 6" x 8' 8") Fitted with an attractive range of base and wall units with complementary working surfaces and splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. Integrated fridge, built-in electric oven and hob with extractor over. Radiator, UPVC double glazed window overlooking the garden and under stairs pantry.

Utility Room

A large utility room with storage cupboards and working surfaces. UPVC double glazed windows and UPVC double glazed doors leading out to the front and rear elevations of the property. Integral door leading into the garage.

Landing

UPVC double glazed window and access to the part boarded loft space via a pull down ladder.

Bedroom One

3.5m x 3.16m (11' 6" x 10' 4") (into wardrobes) UPVC double glazed window overlooking the rear garden and countryside beyond. Fitted wardrobes providing good storage space, radiator.

Bedroom Two

3.79m x 2.7m (12' 5" x 8' 10") A second double bedroom having UPVC double glazed window and fitted storage space with wardrobes and shelving. Radiator.

Bedroom Three

PVC double glazed window and radiator.

Bathroom

Housing a four piece white suite with chrome plated fittings incorporating good sized step-in shower cubicle with electric shower, pedestal wash hand basin, low level w.c. and bidet. Tiled walls, radiator and UPVC double glazed window.

Integral Garage

Electric up and over garage door. Power and light.

Gardens and Grounds

A drive leads to the garage and provides good off road parking.

A large garden to the rear of the property abuts open countryside and has a mixture of paved patios and planted beds and borders.

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.



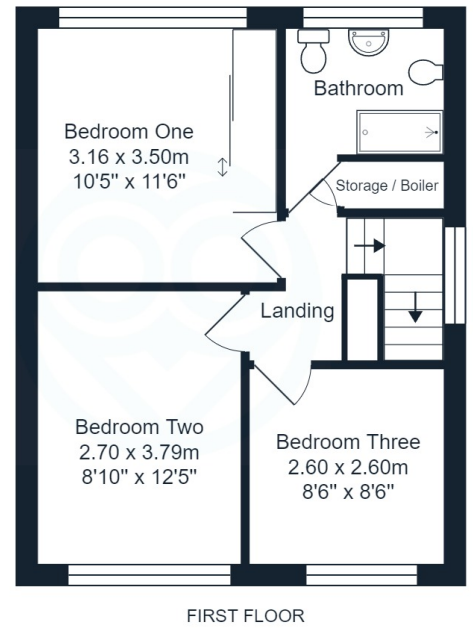
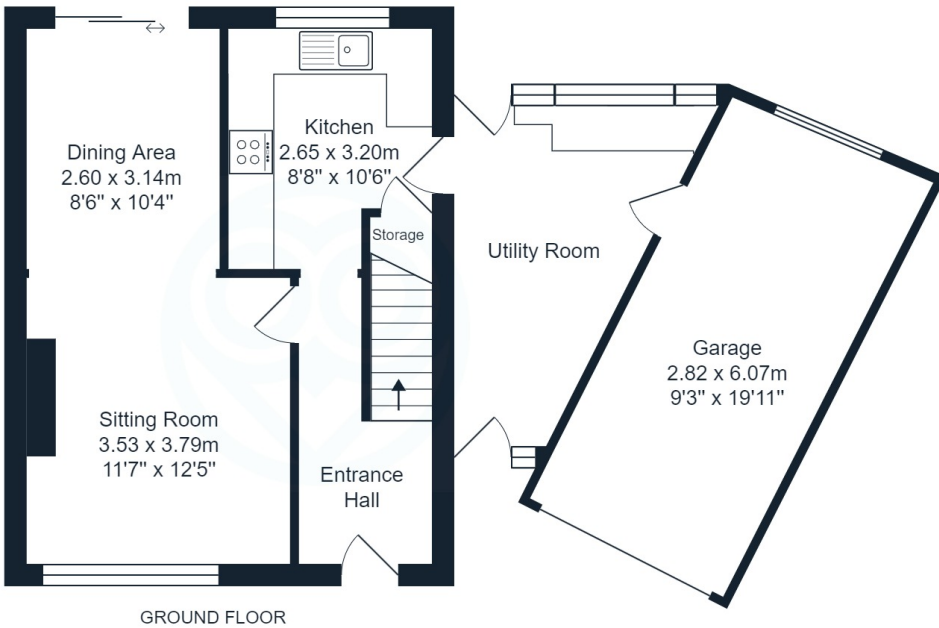
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FLOORPLAN & EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Brownroyd, Earby, Barnoldswick

Total Area: 95.7 m² ... 1030 ft²

All measurements are approximate and for display purposes only.



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