



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**8 Rowling Hollins, Colne, Lancashire. BB8 8FH**

**£244,950 Freehold**

**REDUCED**



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## PROPERTY DESCRIPTION

A beautifully presented detached property which would provide the ideal home for young families. The accommodation offers an entrance hall with cloakroom, a good sized lounge with patio doors leading out to the garden, open plan stylish dining kitchen and utility room. Three bedrooms (master en-suite) and house bathroom. A drive leads to the garage and provides off road parking, good sized garden with stone patio and lawn.

## FEATURES

- MODERN DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH PATIO DOORS ONTO GARDEN
- STYLISH OPEN PLAN DINING KITCHEN
- UTILITY ROOM & CLOAK ROOM
- THREE BEDROOMS - MASTER EN-SUITE
- MODERN 3 PIECE BATHROOM
- DETACHED GARAGE & PARKING SPACE
- EARLY VIEWING IS RECOMMENDED



## ROOM DESCRIPTIONS

### Entrance Hall

Composite entrance door. Stairs to the first floor.

### Sitting Room

5.68m x 3.16m (18' 8" x 10' 4") UPVC double glazed window and UPVC double glazed patio doors leading out to the garden. Two radiators.

### Open Plan Dining Kitchen

5.68m x 2.9m (18' 8" x 9' 6") Fitted with a range of stylish base and wall units with complementary working surfaces, one and a half bowl sink unit and integrated fridge/freezer and dishwasher. Built-in electric oven with four ring gas hob and extractor over. Three UPVC double glazed windows, radiator and under stairs storage. Door into:

### Utility Room

Plumbing for automatic washing machine, cupboard housing the gas combination boiler and double glazed external door.

### Cloak Room

Housing a low level w.c. and wash hand basin. Radiator.

### Landing

Storage cupboard and access to the loft space. UPVC double glazed window and radiator.

### Master Bedroom

5.6m x 3.21m (18' 4" x 10' 6") UPVC double glazed window, built-in wardrobe and radiator.

### En-Suite

Walk-in shower cubicle, pedestal wash hand basin and low level w.c. Part tiled walls.

### Bedroom Two

3.28m x 2.6m (10' 9" x 8' 6") Two UPVC double glazed windows and radiator.

### Bedroom Three

2.8m x 2.34m (9' 2" x 7' 8") UPVC double glazed window and radiator.

### Bathroom

Housing a three piece white suite. Part tiled walls, UPVC double glazed window and radiator.

### Garage

Up and over garage door.

### Gardens and Grounds

A drive leading to the garage provides off road parking. Garden frontage with paved walk-ways and a good sized enclosed garden to the rear with stone paved patio and lawn.

### 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.

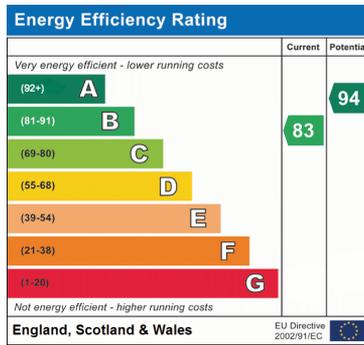


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# EPC



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