



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Halifax Road, Brierfield, Lancashire. BB9 5BQ

CHAIN FREE £129,950 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
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PROPERTY DESCRIPTION

Mature semi detached property situated near to the top of Halifax Road. The accommodation offers a good sized sitting room, dining kitchen and sun room. Two double bedrooms (one with Juliette balcony) and house bathroom. Gated drive to the front elevation provides off road parking for two cars and a pleasant garden to the rear.

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

Not too far from the town centre amenities and transport links. Good local schools nearby.

Chain free.

FEATURES

- SEMI DETACHED PROPERTY
- CLOSE TO THE TOP OF HALIFAX ROAD
- DOUBLE DRIVE TO THE FRONT FOR TWO VEHICLES
- PLEASANT REAR GARDEN
- SITTING ROOM & SUN ROOM
- DINING KITCHEN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



ROOM DESCRIPTIONS

Entrance Porch

UPVC double glazed entrance door and side windows.
UPVC double glazed entrance door leading into the hall.

Hall

Radiator and stairs to the first floor.

Sitting Room

3.6m (plus chimney breast alcoves) x 4.4m (into bay) (11' 10" x 14' 5") UPVC double glazed bay window. Radiator and picture rail.

Dining Kitchen

4.95m (max) x 2.66m (16' 3" x 8' 9") Fitted white fronted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. Built-in electric oven and hob with extractor over. UPVC double glazed window and radiator.

Sun Room

4.8m x 1.75m (15' 9" x 5' 9") UPVC double glazed windows and external door leading out to the rear garden. Radiator.

Landing

UPVC double glazed window.

Bedroom One

3.66m x 3.5m (plus chimney breast alcoves & recess) (12' 0" x 11' 6") A good sized bedroom having UPVC double glazed bay window and UPVC double glazed patio door leading out to a Juliette balcony. Radiator and picture rail.

Bedroom Two

3.3m x 2.94m (10' 10" x 9' 8") (into recess) UPVC double glazed window overlooking the rear garden. Radiator and cupboard housing the Baxi gas combination boiler.

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath with shower mixer tap over, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window.

Gardens and Grounds

Wrought iron gates to the front of the property lead to a double block paved drive to provide off road parking. Pleasant garden to the rear mainly laid as a stone patio with planted borders.

Please Note

The gas and electrical 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.

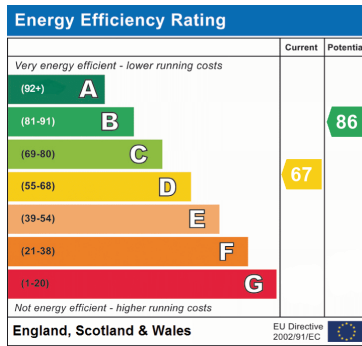


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