



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Langroyd Road, Colne, Lancashire. BB8 9EE

£142,000 Leasehold

REDUCED



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

A lovely gable end terrace with bay window and garden frontage. Extremely well presented accommodation which is ideal for first time buyers or young families. Positioned in a sought after location, close to excellent local amenities and a short stroll to lakeside walks and countryside.

The accommodation offers a spacious sitting room, dining kitchen and conservatory. Two bedrooms and modern bathroom suite. Good sized enclosed yard to the rear. UPVC double glazed windows and gas central heating run from a newly installed (December 2022) combination boiler.

Viewing is highly recommended.

FEATURES

- BAY WINDOWED END OF TERRACE
- SPACIOUS SITTING ROOM
- DINING KITCHEN
- CONSERVATORY
- NEW GAS COMBINATION BOILER DECEMBER 2022
- UPVC DOUBLE GLAZING
- TWO BEDROOMS
- SHORT STROLL TO LAKESIDE WALKS
- GOOD LOCAL AMENITIES CLOSE BY
- EXTREMELY WELL PRESENTED
- IDEAL FOR FIRST TIME BUYER & YOUNG FAMILIES



ROOM DESCRIPTIONS

Entrance Vestibule

UPVC double glazed entrance door and glazed door leading into the sitting room.

Sitting Room

4.32m x 3.42m (14' 2" x 11' 3") (into bay) A spacious sitting room with UPVC double glazed bay window overlooking the front garden. Feature fireplace with living flame gas fire, laminated floor, coved ceiling radiator and wall light points.

Inner Stairs To The First Floor

Dining Kitchen

3.71m x 3.57m (12' 2" x 11' 9") Fitted with a range of stylish base and wall units in grey gloss with complementary working surfaces, tiled splash backs and LED plinth lights. Single drainer sink unit with mixer taps. Appliances to be included are the dishwasher, built-in electric oven and gas hob with canopy extractor over. Radiator, tiled floor and recessed pantry. UPVC double glazed window and glazed door leading into the conservatory. Cupboard housing the gas combination boiler, newly installed December 2022.

Conservatory

2.26m x 1.91m (7' 5" x 6' 3") A lovely addition to the property with UPVC double glazed windows and external door.

Landing

Bedroom One

4.47m x 4m (14' 8" x 13' 1") A very good sized double bedroom with two UPVC double glazed windows, radiator, wall light points and dado rail.

Bedroom Two

3.56m x 2.1m (11' 8" x 6' 11") UPVC double glazed window, radiator and recessed storage space.

Bathroom

Housing a white three piece suite with chrome plated fittings to include a panelled bath with double head shower and screen over, pedestal wash hand basin and low level w.c. Chrome towel radiator, part tiled walls and UPVC double glazed window.

Outside

Neat garden frontage and good sized enclosed yard to the rear with external lighting.

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 that the sellers of the property are connected persons to Clifford Smith and Buchanan.



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FLOORPLAN & EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Langroyd Road, Colne

Total Area: 75.4 m² ... 812 ft²

All measurements are approximate and for display purposes only.



The Law Society



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