



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

56 Skipton Old Road, Foulridge, Lancashire. BB8 7QA

£199,950 Freehold

UNDER OFFER



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PROPERTY DESCRIPTION

A well loved semi detached family home set in this sought after village which has excellent amenities close to hand and on the doorstep of open countryside. The accommodation offers a good sized sitting room, open plan dining kitchen, three bedrooms, spacious bathroom boarded loft providing ample storage space. Garage and hardstanding, gardens and patios which enjoy a sunny aspect.

Viewing is highly recommended.

FEATURES

- SOUGHT AFTER VILLAGE
- CLOSE TO COUNTRYSIDE WALKS
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- GOOD SIZED SITTING ROOM
- OPEN PLAN DINING KITCHEN
- SPACIOUS LOFT FOR STORAGE
- GARAGE & HARD STANDING
- LOVELY RURAL VIEWS
- GARDENS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IDEAL FOR FAMILIES
- GOOD LOCAL AMENITIES CLOSE BY



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door. Radiator and stairs to the first floor with under stairs storage.

Sitting Room

5.38m x 4.23m (17' 8" x 13' 11") A good sized sitting room with superb rural views from two UPVC double glazed windows. Stone fireplace extending into the chimney breast alcoves with living flame gas fire. Coved ceiling and wall light points.

Open Plan Dining Kitchen

4.5m x 3.47m (14' 9" x 11' 5") Fitted with a range of base and wall units with working surfaces and tiled splash backs. One and a half bowl sink unit with mixer taps and plumbing for automatic washing machine and dishwasher. Built-in electric oven and hob with extractor over. UPVC double glazed window and radiator. Opening through to the sitting room.

Landing

Access via a pull down ladder to the boarded loft which provides good storage space.

Bedroom One

4.85m x 2.8m (15' 11" x 9' 2") (plus recess) UPVC double glazed window with far reaching views over countryside.

Bedroom Two

3.9m x 2.6m (12' 10" x 8' 6") (plus recess) A second double bedroom with UPVC double glazed window and radiator.

Bedroom Three

3.48m x 2.4m (11' 5" x 7' 10") (into furniture) UPVC double glazed window with lovely rural views. Radiator and fitted bedroom furniture providing good storage space with wardrobes, cupboards and shelving.

Spacious Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath with shower and screen over, pedestal wash hand basin and low level w.c. UPVC double glazed window, radiator and shelved linen cupboard.

Gardens and Grounds

To the front elevation is a detached garage with hard standing to the side. A rockery garden with patio, paved walk-way leads to the side and rear elevation. The main garden is tiered with patio areas, planted beds and borders.

Garage

Up and over garage door with power and light installed.

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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