



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

122 Keighley Road, Colne, Lancashire. BB8 0PJ

£335,000 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

A fantastic opportunity for families this large property on this highly regarded road has lovely views to the rear over Boulsworth Moor. The accommodation is spread over four floors and briefly comprises: Entrance hall, two large reception rooms, dining kitchen, basement with additional accommodation including a further reception room, laundry and storage rooms. Three bedrooms, large attic bedroom, bathroom and additional w.c. Garden forecourt and garden to the rear laid mainly to lawn with fruit trees. Tandem drive adjacent to the garden providing off road parking for two cars.

FEATURES

- LARGE FAMILY HOME
- TWO RECEPTION ROOMS
- DINING KITCHEN
- LAUNDRY ROOM
- THREE BEDROOMS & ATTIC ROOM
- REAR GARDEN & DRIVEWAY
- FANTASTIC REAR VIEWS
- ORIGINAL FIREPLACES
- CLOSE TO GOOD LOCAL AMENITIES
- BASEMENT ROOMS



ROOM DESCRIPTIONS

Entrance Vestibule

Stained glass door with matching side panels leading into the hall.

Hall

Radiator, stairs to the first floor and stairs to the basement rooms. Two stained glass windows.

Sitting Room

4.87m x 3.86m (16' 0" x 12' 8") (plus bay and chimney breast alcoves) Stained glass bay window, beautiful fireplace with open grate, radiator, coved ceiling and parquet flooring.

Lounge

5.68m x 3.8m (18' 8" x 12' 6") (plus chimney breast alcoves) Another feature fireplace with polished wood surround, marble inset and hearth. Four windows, wood floor, two radiators, coved ceiling and ceiling rose.

Dining Kitchen

4.85m x 3.14m (15' 11" x 10' 4") Fitted storage cupboards, single drainer sink unit, multi-fuel stove, radiator and window overlooking Boulsworth Moor.

Basement

Providing a large amount of storage space which is split into five areas.

Laundry

Belfast sink unit, shelving, plumbing for automatic washing machine and wall mounted gas combination boiler.

Main Basement Room

4.6m x 3.8m (15' 1" x 12' 6") Two UPVC double glazed windows. Feature marble fireplace. Access to the rear garden.

First Floor

Landing

Split landing with stairs to the attic room, storage cupboards and radiator. Separate w.c.

Bedroom One

5.39m x 4.89m (17' 8" x 16' 1") Three windows and two radiators.

Bedroom Two

3.8m x 3.62m (12' 6" x 11' 11") Two windows, radiator and tiled fireplace.

Bedroom Three

4.8m x 2.28m (15' 9" x 7' 6") Three windows and radiator.

Bathroom

Housing a three piece white suite with chrome plated fittings incorporating slipper bath with shower attachment, pedestal wash hand basin and low level w.c. Heated towel radiator, part tiled walls and storage cupboard.

Attic

5.29m x 4.73m (17' 4" x 15' 6") (plus under eaves) Four double glazed velux windows and UPVC double glazed window to the gable end wall. Radiator, roll top bath and wash hand basin. Large under eaves storage space.

Gardens and Grounds

Garden forecourt. Rear garden laid mainly to lawn with fruit trees. Adjacent to the garden is a double tandem drive providing off road parking for two cars.

Please Note



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FLOORPLAN & EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Keighley Road, Colne



Total Area: 294.1 m² ... 3166 ft² All measurements are approximate and for display purposes only.



The Law Society



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