



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Milford Street, Colne, Lancashire. BB8 9QH

£249,950 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
hello@cs-b.co.uk

PROPERTY DESCRIPTION

An extended semi detached property which is beautifully designed and presented. The accommodation offers a stylish open plan dining kitchen, a stunning sitting room overlooking the rear garden, utility room and cloak room with shower. Two double bedrooms and former box room suitable for a dressing area or office space. Extremely pretty and well maintained gardens, ample off road parking and timber garage.

Gas central heating run from a gas combination boiler which has a two year remaining guarantee and UPVC double glazing.

Situated within close proximity to Alkincoats Park with tennis courts, Pavilion tea room and access to countryside walks.

Easy access to transport links, leisure centre and train station. Excellent local amenities to be found in the town.

Viewing is highly recommended.

FEATURES

- EXTENDED SEMI DETACHED PROPERTY
- A SHORT WALK TO ALKINCOATS PARK
- BEAUTIFULLY DESIGNED & PRESENTED
- STYLISH OPEN PLAN DINING KITCHEN
- STUNNING SITTING ROOM OVERLOOKING THE GARDEN
- TWO DOUBLE BEDROOMS
- DRESSING ROOM/HOME OFFICE
- UTILITY ROOM
- TWO BATHROOMS (ONE GROUND FLOOR)
- PLENTY OF OFF ROAD PARKING
- TIMBER GARAGE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING RUN FROM A COMBINATION BOILER (2 YEAR GUARANTEE)
- LOVELY GARDENS TO THE FRONT AND REAR



ROOM DESCRIPTIONS

Entrance Hall

Entrance door with UPVC double glazed side window. Stairs to the first floor with storage under, radiator.

Sitting Room

5m x 3.7m (16' 5" x 12' 2") A superb addition to the property with UPVC double glazed patio door leading out to the garden with side windows. Double glazed skylight window with remote control. LED ceiling lights and two elongated wall radiators.

Open Plan Dining Kitchen

5.72m x 3.44m (18' 9" x 11' 3") Stylish base and wall units with cup handles, wood working surfaces and tiled splash backs. One and a half bowl sink unit with mixer taps and plumbing for dishwasher. Built-in double oven with gas hob and canopy extractor over. Integrated fridge and freezer. UPVC double glazed bay window, radiator and coved ceiling.

Utility Room

Plumbing for automatic washing machine and pedestal wash hand basin. UPVC double glazed window and external door.

Shower Room

Housing a step-in shower cubicle and low level w.c.. Part tiled and chrome heated towel radiator.

Landing

UPVC double glazed window and access to the loft space.

Bedroom One

3.7m x 3.19m (12' 2" x 10' 6") (into recess) UPVC double glazed window overlooking the rear garden. Elongated wall radiator.

Bedroom Two

3.45m x 2.85m (11' 4" x 9' 4") UPVC double glazed bay window and radiator.

Dressing Area/Office Space

UPVC double glazed window and radiator.

Gardens and Grounds

A pretty front garden with a good sized drive alongside providing plenty of off road parking.

To the rear of the property is a good sized garden with a large solid wood patio and seating area. Green house and planted beds and borders. External light and water point.

Timber Garage

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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