



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**8 Rydal Place, Colne, Lancashire. BB8 7DA**

**£254,750 Freehold**

**FOR SALE**



**Colne**  
1, Market Street, Colne, BB8 0LJ

**01282 860606**  
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## PROPERTY DESCRIPTION

This lovely semi detached property is exceptionally well presented and is ideal for young families with good local schools and amenities close to hand. Positioned on a large corner plot on a small cul-de-sac with lots of potential to extend further (subject to regulations). The accommodation offers a good sized sitting room open through to the dining room with patio doors leading out to the garden, fitted kitchen, three bedrooms (two double) and modern bathroom suite. Gardens to the front side and rear elevations.

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

## FEATURES

- BEAUTIFUL SEMI DETACHED PROPERTY
- LARGE CORNER PLOT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- THREE BEDROOMS (TWO DOUBLE)
- MODERN 3 PIECE BATHROOM
- ATTRACTIVE SITTING ROOM OPEN TO THE DINING ROOM
- DRIVE WAY & GARAGE
- GARDENS TO THE FRONT, SIDE & REAR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BOARDED LOFT
- IDEAL FOR FAMILIES
- CLOSE TO GOOD LOCAL SCHOOLS & AMENITIES
- SECURITY SYSTEM



## ROOM DESCRIPTIONS

### Entrance Hall

Glazed entrance door, radiator and stairs to the first floor.

### Sitting Room

4.19m x 3.83m (13' 9" x 12' 7") (into chimney breast alcoves) UPVC double glazed window overlooking the front garden. Attractive fireplace in Italian stone with living flame gas fire. Coved ceiling, radiator and under stairs storage space. Open through to the dining room.

### Dining Room

3.27m x 2.4m (10' 9" x 7' 10") A lovely light room with UPVC double glazed patio doors leading out to the rear garden. Coved ceiling and radiator.

### Kitchen

3.16m x 2.18m (10' 4" x 7' 2") Fitted with a good range of soft grey base and wall units with complementary working surfaces and tiled splash backs. One and a half bowl sink unit with mixer taps, integrated dishwasher and fridge and plumbing for automatic washing machine. Built-in Neff self cleaning oven and induction hob. Recessed lighting, UPVC double glazed window and external door leading out to the garden.

### Landing

UPVC double glazed window and access to the loft.

### Loft

Majority boarded to provide storage space with access via a pull down ladder.

### Bedroom One

3.9m x 2.57m (12' 10" x 8' 5") (into furniture) Fitted with an extensive range of bedroom furniture providing superb storage space to include wardrobes, storage cupboards, drawers and bedside units. Radiator and UPVC double glazed window.

### Bedroom Two

3.49m x 2.7m (11' 5" x 8' 10") A second double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

### Bedroom Three

2.9m x 2m (9' 6" x 6' 7") UPVC double glazed window, radiator and large shelved linen storage cupboard.

### Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath with shower and screen over and additional shower attachment, pedestal wash hand basin and low level w.c. Electric shaver point, chrome heated towel radiator and UPVC double glazed window. Part tiled walls and tiled floor.

### Garage

4.98m x 2.76m (16' 4" x 9' 1") Electric roller garage door and access from the rear garden. Power and light installed, working surface and shelving. Wall mounted Worcester Bosch gas combination boiler.

### Gardens and Grounds

Positioned on a larger than average corner plot which offers lots of potential (subject to regulations) to extend. Neat garden frontage with a lawn and planted borders. Large area of lawn to the side elevation with hedging and planted borders.

Paved walkways and access to the rear garden.

Neat block paved drive provides off road parking in front of the garage.

To the rear of the property is a good sized garden with a patio, lawn, mature planted beds and screening. Timber garden shed, external lighting, water point and security 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



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