



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

9 Windy Bank, Colne, Lancashire. BB8 9HZ

CHAIN FREE £109,950 Freehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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PROPERTY DESCRIPTION

This end quasi-semi detached property would make an ideal home for first time buyers or young families. Having two good sized bedrooms (one could be split to form two rooms) stylish modern bathroom, sitting room, good sized dining kitchen with under floor heating, useful utility and storeroom. Good sized rear and front gardens.

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

Situated close to the town centre, excellent local amenities and within a short distance of the M65 motorway network.

FEATURES

- IDEAL FOR FIRST TIME BUYERS & YOUNG FAMILIES
- CLOSE TO LOCAL AMENITIES
- GAS C.H. & DOUBLE GLAZING
- TWO GOOD SIZED BEDROOMS
- MODERN 3 PIECE BATHROOM
- GOOD SIZED REAR GARDEN
- SITTING ROOM
- DINING KITCHEN WITH UNDER FLOOR HEATING
- USEFUL UTILITY & STORE ROOM



ROOM DESCRIPTIONS

Entrance Hall

UPVC entrance door with UPVC double glazed side window. Stairs to the first floor.

Sitting Room

3.91m x 3.90m (12' 10" x 12' 10") (into chimney breast alcove) Living flame gas fire and surround, ceiling rose, wall lights, UPVC double glazed window and radiator.

Dining Kitchen

4.13m x 4.07m (13' 7" x 13' 4") Fitted with a range of modern base and wall units with complementary working surfaces and tiled splash back. Built in electric oven with four ring gas hob and canopy extractor over. Cupboard housing the gas central heating boiler and plumbing for a dishwasher. One and a half bowl stainless steel sink unit with mixer taps and radiator. Double glazed window over looking the rear garden. Under floor heating.

Utility Room

Plumbing for automatic washing machine. UPVC double glazed window and external door. Door giving access into the store room.

First Floor

Landing with UPVC double glazed window.

Bedroom One

4.91m x 3.34m (16' 1" x 10' 11") Good sized room with two UPVC double glazed windows and two built in storage cupboards. Radiator.

Bedrooms Two

3.71m x 3.25m (12' 2" x 10' 8") Another good sized bedroom with UPVC double glazed window and radiator.

Bathroom

Housing a three piece modern white suite with chrome plated fittings, bath with electric shower over, vanity wash hand basin with storage under and low level w.c. Chrome heated towel radiator and two UPVC double glazed windows.

Outside

To the rear of the property is a good sized garden on two levels with walk-way giving access round to the front garden. Garden frontage and paved walk-ways.

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.

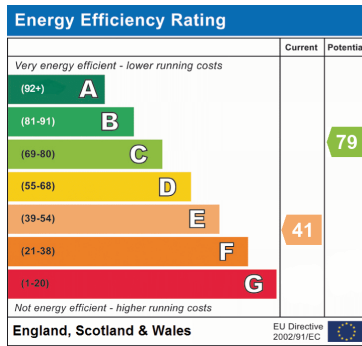


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