



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

101 Beaufort Street, Nelson, Lancashire. BB9 0RE

£120,000 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

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hello@cs-b.co.uk

PROPERTY DESCRIPTION

A spacious end of terrace property which requires modernisation and could (subject to planning regulations) be extended further. Unusual for a terraced property, there is a long stretch of garden to the rear and an adjoining garage. The accommodation offers two reception rooms, one with multi-fuel stove and a separate kitchen. Three bedrooms and bathroom.

FEATURES

- SPACIOUS END TERRACE
- LARGE GARDEN
- INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- THREE BEDROOMS
- MODERNISATION REQUIRED
- MULTI-FUEL STOVE
- PART UPVC DOUBLE GLAZING



ROOM DESCRIPTIONS

Entrance Hall

UPVC double glazed entrance door. Stairs to the first floor.

Sitting Room

5m x 4.33m (16' 5" x 14' 2") A good sized reception room having a fireplace with brick hearth, wood surround and multi-fuel stove. UPVC double glazed patio doors with side windows.

Dining Room

4m x 2.95m (13' 1" x 9' 8") (plus chimney breast alcoves) UPVC double glazed bay window.

Kitchen

4.7m x 1.76m (15' 5" x 5' 9") Fitted base and wall units with working surfaces and tiled splash backs. Built-in oven and hob, sink unit and plumbing for automatic washing machine. Integral door leading into the garage.

Landing

Bedroom One

4.37m x 3.5m (14' 4" x 11' 6") Window overlooking the rear garden and two recessed storage cupboards.

Bedroom Two

2.9m x 2.3m (9' 6" x 7' 7")

Bedroom Three

2.8m x 2.4m (9' 2" x 7' 10")

Bathroom

Housing a three piece white suite.

Integral Garage

5.4m x 2.78m (17' 9" x 9' 1")

Outside

Garden forecourt with paved walk-way. To the rear of the property is a long stretch of garden with a lawn, planted borders and patio.

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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