



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**77 Colne Road, Earby, Lancashire. BB18 6XL**

**£118,000 Leasehold**

**FOR SALE**



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

**01282 860606**  
hello@cs-b.co.uk

## PROPERTY DESCRIPTION

Bay windowed with garden frontage, this mid terraced property offers spacious accommodation for young families. Two reception rooms, separate kitchen, three bedrooms including the attic and a good sized bathroom. UPVC double glazed windows and gas central heating run from a combination boiler.

Positioned close to good local amenities, shopping facilities and bus routes.

## FEATURES

- BAY WINDOWED MID TERRACE
- SPACIOUS ACCOMMODATION
- TWO RECEPTION ROOMS & SEPARATE KITCHEN
- THREE BEDROOMS INCLUDING THE ATTIC
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING RUN FROM A COMBINATION BOILER
- IDEAL FOR YOUNG FAMILIES
- CLOSE TO GOOD LOCAL AMENITIES



## ROOM DESCRIPTIONS

### Entrance Vestibule

Hardwood entrance door.

### Sitting Room

4.46m (into bay) x 3.95m (plus chimney breast alcoves) (14' 8" x 13' 0") UPVC double glazed bay window. Fireplace with cupboards and shelving built into the chimney breast alcoves. Radiator, coved ceiling and wall light points.

### Inner Stairs To First Floor

### Lounge/Dining Room

4m x 3.96m (13' 1" x 13' 0") (plus chimney breast alcoves) Fireplace with shelving and storage cupboards built into one chimney breast alcove. Recessed pantry, UPVC double glazed window, radiator and wall light points.

### Kitchen

2.8m x 1.92m (9' 2" x 6' 4") Fitted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps, built-in electric oven and gas hob with extractor over. Wall mounted gas combination boiler, radiator, UPVC double glazed window and UPVC double glazed external door.

### Landing

Stairs to the attic bedroom.

### Bedroom One

3.9m x 3.7m (12' 10" x 12' 2") (plus chimney breast alcoves) UPVC double glazed window, built-in double wardrobe with storage over to one chimney breast alcove and recessed storage cupboard. Radiator.

### Bedroom Two

3.2m x 2.14m (10' 6" x 7' 0") UPVC double glazed window and radiator.

### Bathroom

Housing a three piece white suite with chrome plated fittings incorporating panelled bath with shower and screen over, pedestal wash hand basin and low level w.c. Part tiled walls, radiator plus additional chrome towel radiator, UPVC double glazed window and linen storage cupboard.

### Attic

4.38m x 3.97m (14' 4" x 13' 0") Good sized attic room with double glazed dormer window and radiator.

### Outside

Garden forecourt and good sized enclosed yard to the rear.

### 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.

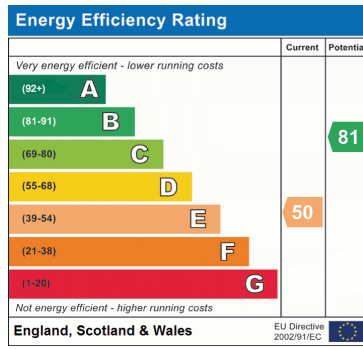


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# EPC



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