



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Milford Street, Colne, Lancashire. BB8 9QH

£227,000 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
hello@cs-b.co.uk

PROPERTY DESCRIPTION

A mature semi detached property which is ideal for families and is located close to Alkincoats Park. Lovely sitting room with multi-fuel stove and a spacious dining kitchen with high quality oak units. Three bedrooms and white bathroom suite. Useful boarded loft space for storage. Double block paved drive providing off road parking and good sized enclosed garden to the rear.

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

A short distance to the leisure centre, shopping facilities and transport links. Tennis courts, bowling green, Pavilion Cafe and walks to the countryside can be found at the park.

Viewing is very highly recommended.

FEATURES

- MATURE SEMI DETACHED PROPERTY
- ALKINCOATS LOCATION, CLOSE TO THE PARK
- SITTING ROOM WITH MULTI-FUEL STOVE
- GOOD SIZED DINING KITCHEN WITH HIGH QUALITY UNITS
- THREE BEDROOMS
- WHITE BATHROOM SUITE
- DOUBLE BLOCK PAVED DRIVE
- ENCLOSED GARDEN TO THE REAR
- WONDERFUL FAMILY HOME
- EXTREMELY WELL PRESENTED ACCOMMODATION
- UPVC DOUBLE GLAZING & COMPOSITE ENTRANCE DOOR
- GAS CENTRAL HEATING RUN FROM A COMBINATION BOILER



ROOM DESCRIPTIONS

Entrance Hall

Double glazed composite entrance door, stairs to the first floor with storage under, radiator.

Sitting Room

5.35m x 3.49m (17' 7" x 11' 5") (into chimney breast alcoves) Recessed fireplace with multi-fuel stove, attractive brick inlay and stone hearth. UPVC double glazed bay window and additional UPVC double glazed window overlooking the rear garden. Coved ceiling and ceiling rose, polished wood flooring and radiator.

Dining Kitchen

An 'L' shaped room 5.2m x 2.44m (17' 1" x 8' 0") plus 4.86m x 2.8m (15' 11" x 9' 2") Fitted with a range of high quality oak base and wall units with complementary working surfaces, recessed lighting and tiled splash backs. One and a half bowl sink unit with mixer taps and plumbing for automatic washing machine and dishwasher. Built-in electric oven with hob and canopy extractor over. Solid oak flooring, radiator, LED ceiling lights and wall light points. UPVC double glazed windows to the front and rear elevations and UPVC double glazed patio doors leading out to the rear garden.

Landing

UPVC double glazed window.

Bedroom One

3.44m x 3.15m (11' 3" x 10' 4") (into bay and recess) UPVC double glazed bay window and radiator.

Bedroom Two

3.49m x 2.3m (11' 5" x 7' 7") UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom Three

UPVC double glazed window and radiator. Access to the loft space.

Loft

Boarded and plastered providing useful storage space. Access via aluminium pull down ladders.

Gardens and Grounds

Double block paved drive providing off road parking. Garden frontage with planted border. Pleasant enclosed garden to the rear with a paved patio, planted flower beds and paved walk-ways. Timber garden shed.

Please Note

The electric 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.

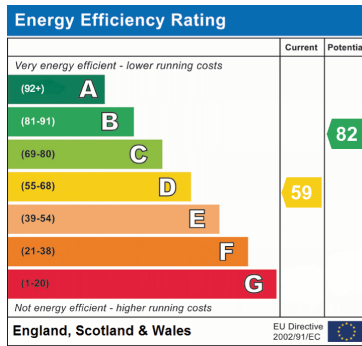


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