



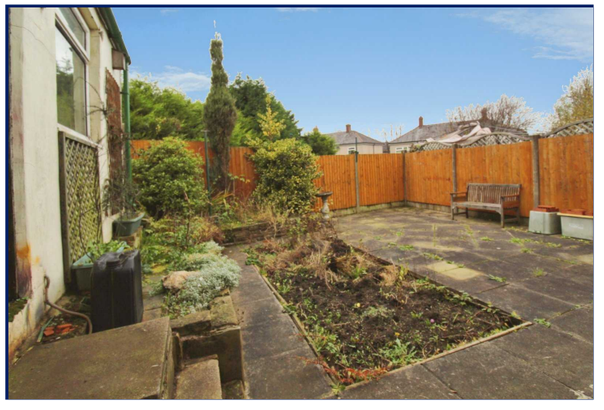












Chatham Crescent, Colne,
Lancashire, BB8

Asking Price: £179,950
Freehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: A
EPC Rating: TBC

FABULOUS POTENTIAL! THREE BEDROOM SEMI-DETACHED home with a substantial driveway, garden and detached garage.

At the head of a cul-de-sac, positioned in a highly desirable residential location, the property remains within easy reach of town centre amenities, public transport links and popular local schools.

This property briefly comprises:
Entrance hallway, lounge and kitchen/diner to the ground floor, plus THREE bedrooms and family bathroom to the first floor.

Externally the property boasts a substantial driveway providing off street parking for multiple vehicles, a detached garage and enclosed rear garden

Early viewing is highly recommended.

CHAIN FREE!

Ground Floor

Entrance Hall
An external uPVC door provides access to an entrance hall with open staircase and internal access to the lounge.

Lounge
11'1" (3.38) (maximum into alcove) x 14'9" (4.5) (maximum, reducing to 13'6" (4.11) at entrance)
Boasting a solid fuel burning stove set within a brick chimney breast, a radiator and uPVC double glazed window.

Kitchen/Diner
9'7" x 18' (2.92m x 5.49m)
A generous family room to the rear of the property fitted with a matching range of wall and base units in a wood effect finish, mottle black work surfaces with inset 1 and 1/4 basin sink with drainer in white with chrome arch mixer tap, black and grey tiled splashbacks, ample room for a dining table and chairs, useful under stairs pantry, uPVC double glazed window and external uPVC door providing access to the rear outside space.

First Floor

First Floor Landing
The first floor landing boasts useful fitted storage cupboards plus a loft access point, the loft being boarded with roof skylight and pull down ladder access.

Bedroom One
11'1" (3.38) (maximum into alcove, reducing to 9'6" (2.9) at entrance) x 11'7" (3.53)
A double bedroom to the rear of the property with fitted storage cupboard, a radiator and uPVC double glazed window over looking the rear garden.

Bedroom Two
10'1" (3.07) (maximum) x 8'9" (2.67) (minimum, extending into entrance)
A second double bedroom, this time to the front of the property, with a radiator and uPVC double glazed window.

Bedroom Three
7'1" (2.16) x 8'7" (2.62) (maximum including bulkhead)
The third bedroom, a single bedroom to the front of the property, with a radiator and uPVC double glazed window.

Bathroom
5'5" x 5'9" (1.65m x 1.75m)
Fitted with a three piece bathroom suite in white comprising a low level W.C, pedestal hand basin with chrome mixer tap and panel bath with twin taps and chrome mains shower over, partially tiled elevations, chrome heated ladder towel rail and frosted uPVC double glazed window.

Garden

To the front and side of the property is a generous driveway providing ample off street parking for multiple vehicles, whilst to the rear of the property is an enclosed private garden.

Garage
A detached garage with up and over door, side pedestrian access and workshop area.

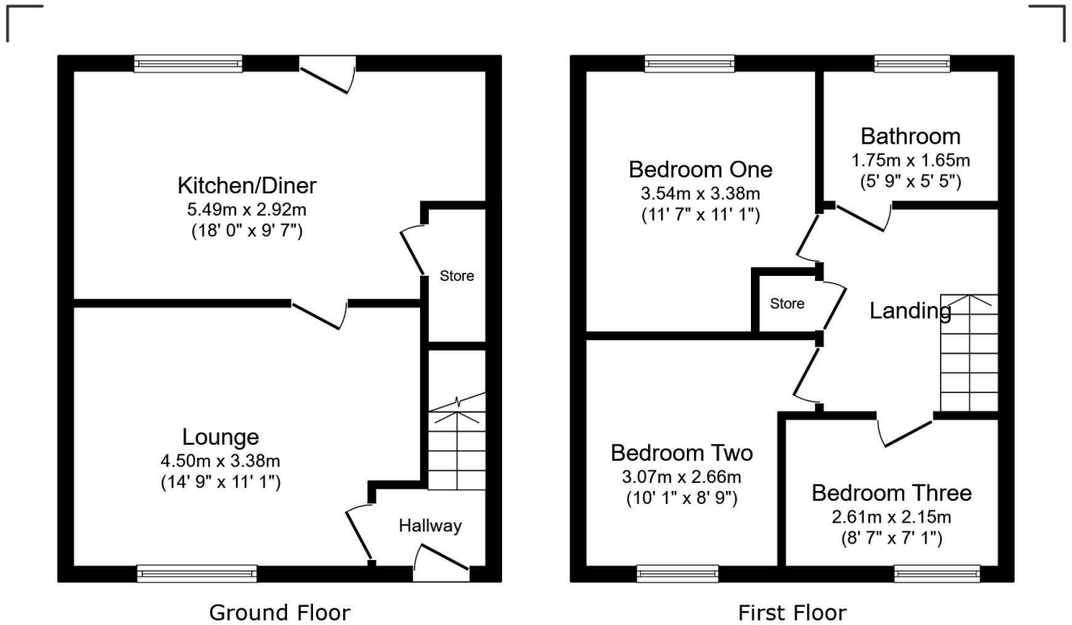
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area: 77.8 sq.m. (837 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

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