



## 23 Claremont Street, Colne, BB8 0PW Offers in excess of £120,000

\*\* OFFERED WITH NO ONWARD CHAIN \*\*

In a popular residential area in Colne, just off Keighley Road lies this spacious mid terrace home. Suitable for many buyers this home is not far from the local amenities and public transport links and is within catchment of popular schools.

The market town which is in the Borough of Pendle in Lancashire is approx 6 miles from Burnley and is a traditional area full of history and beautiful countryside.

The accommodation on offer briefly consists: Entrance vestibule into hallway, living room with central fireplace and dining room leading to the fitted kitchen and further reception room. Stairs then lead to the first floor landing with two spacious bedrooms and the house bathroom. Stairs then lead to attic space.

To the rear is a courtyard garden.



## Leasehold Information

868 years remaining on the lease

Ground rent: £ per annum

Maintenance charge: £ per month

This information is provided by the vendor and should be verified during the conveyancing process.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

