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Sale



29 Trent Row  
Foulridge BB8 7QF

£195,000



### Key Features:

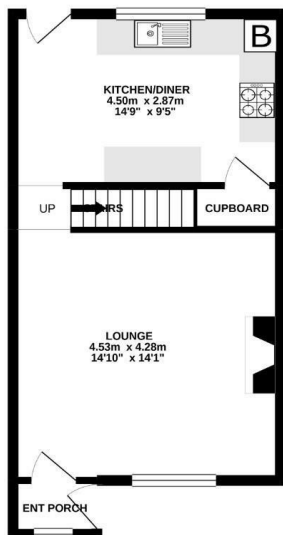
- Beautiful stone built cottage
- Fabulous garden to the rear
- Modern dining kitchen with appliances
- Modern three piece bathroom
- Ideal for couple or someone downsizing
- Stunning views
- Lounge multi fuel stove
- Two bedrooms
- Garage & Parking
- Viewing Essential

Tenure:  
EPC Rating: E  
Council Tax Band: C

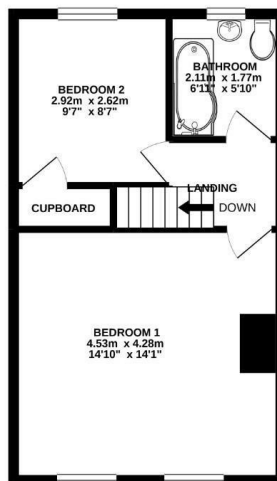


# 2 BEDROOM Cottage

GROUND FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR  
34.9 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix (2022)

## Main Description:

A truly stunning stone built cottage situated in an elevated position with views towards Pendle hill, Blacko tower and the surrounding countryside. This superb home is immaculately presented throughout, and would make an ideal purchase for those wanting to enjoy the benefits of village life and yet be within a commutable distance of the major conurbations of the North West via the M65 motorway which is within five minutes drive away.

The property comprises of entrance porch accessed by UPVC double glazed door. There is a spacious lounge with feature fire place and multi fuel stove, fully fitted kitchen with integrated appliances including oven, gas hob with extractor over, fridge, freezer, dishwasher, sink unit, plumbing for automatic washing machine and UPVC double glazed door leading to rear garden.

To the first floor is a landing, there is a substantial double bedroom to the front with stunning views towards Blacko tower and Pendle hill and to the rear is a good sized 2nd bedroom with built storage cupboard with views overlooking the garden. Modern three piece bathroom including bath with shower over, sink unit, low level wc and is fully tiled throughout providing a luxurious yet practical finish.

Externally to the rear is an elevated garden with lawn and Indian stone flagged patio abutting open fields perfect for alfresco dining overlooking the surrounding countryside. There full sized detached garage and off road parking.

Early viewing is essential as you won't want to miss out on this fabulous home!



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property