

Because life is

Petty  
Real™

36 Floats Mill  
Trawden  
Colne  
BB8 8TJ



For Sale

£119,950

- Top Floor Apartment
- Rural Location
- Village Setting
- Two Bedrooms
- Open Plan Living

- En-Suite
- Well Maintained
- Feature Fire
- Lots Of Integrated Appliances
- Private Parking Space



A two-bedroom, second-floor apartment in a converted mill, in the popular area of Trawden, with the Lancashire countryside right on your doorstep. Ideal for someone looking to enjoy rural life with plenty of walking opportunities including Boulsworth Hill. Conveniently located within walking distance of local amenities such as the community shop and Trawden Arms pub.

This top-floor apartment briefly comprises an entrance lobby leading into a central hallway with access to two spacious double bedrooms, the master bedroom boasts a fully tiled en-suite shower room. There is also a modern family bathroom which houses a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

The dual aspect reception room boasts large sash windows letting in an abundance of natural light which makes the most of the views of the countryside beyond. A new, remote-controlled electric stove makes a real focal point of the large room which benefits from an open plan layout with the kitchen which houses matching wall, base and drawer units with complimentary work surfaces, an island with black and speckled granite worktop, double bowl stainless steel sink and lots of integrated appliances including fridge/freezer, dishwasher, washing machine, oven and induction hob with overhead extractor fan.

Externally there is a private parking space.

## GROUND FLOOR 69.8 sq.m. (752 sq.ft.) approx.



TOTAL FLOOR AREA : 69.8 sq.m. (752 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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