

Because life is

Petty
Real™

13/15 Clifton Street
Trawden
BB8 8RL



For Sale

Offers Over £220,000

- Four-Bedrooms
- Mid-Terrace
- Two Dwellings Converted Into One
- Two Reception Rooms
- Large Garden Plot

- Detached Garage
- Private Parking
- UPVC Double Glazing
- Gas Central Heating
- Lovely Views Of The Village



A rare opportunity to acquire a four bedroom, mid-terrace property in the heart of the picturesque and highly sought after village of Trawden.

This well maintained property, which was originally two separate dwellings converted into one single home, is located within walking distance to Trawden Forest Primary School, Trawden Arms pub and Trawden Community Library & shop.

The property briefly comprises on the ground floor, a large entrance hallway with stairs leading to the first floor, a downstairs cloakroom and beautiful stain glass windows which backs on to the first of two reception rooms.

The spacious living room boasts a stone fireplace with gas fire, stained glass windows and two large windows to the front with views to the village and countryside.

The second reception room, currently being used as a dining room, benefits from built-in storage within the alcove and a UPVC door leading to the front of the property.

The kitchen houses fitted wall, drawer and base units with contrasting work surfaces, double bowl stainless steel sink and small range style cooker.

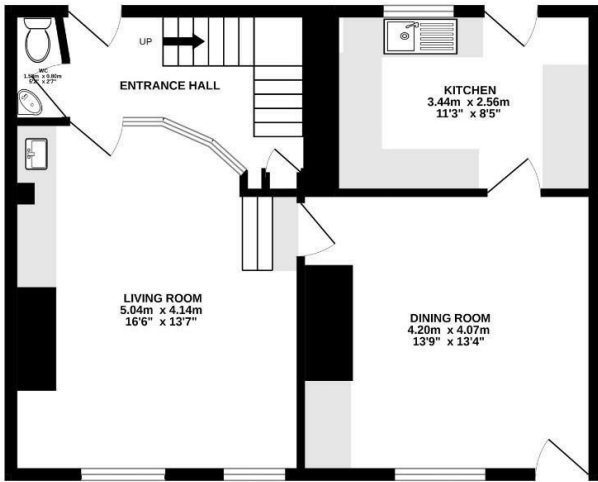
To the first floor is a central landing with three generous double bedrooms, one of which has a useful built-in wardrobe secretly hidden within a wall behind the bed and a single bedroom.

The bathroom houses a four piece suite including low level WC, pedestal wash basin, panelled bath and separate shower cubicle.

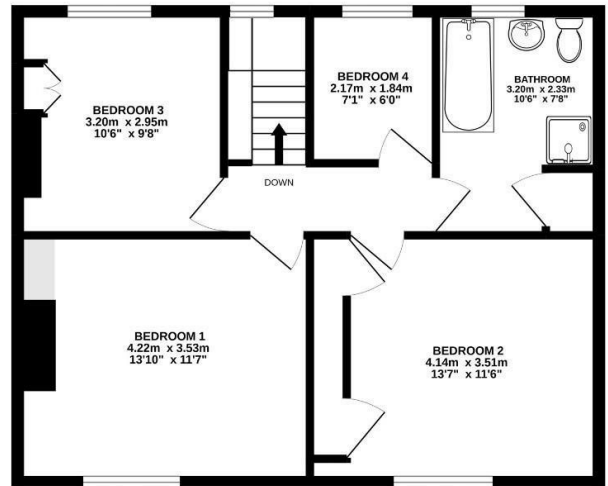
Externally to the front is an open grass garden with views to the village and a large flagged garden to the rear which has been modified to allow wheelchair access. Across the back street is another large, raised, gravelled plot leading to a detached garage to the rear with a private parking space.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.



1ST FLOOR
55.0 sq.m. (592 sq.ft.) approx.



TOTAL FLOOR AREA : 107.2 sq.m. (1154 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.
Made with Metropix ©2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk