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Lyndhurst Hall Road
Trawden
BB8 8RQ



For Sale

Price £415,000

- Semi-detached
- Situated in a tranquil area of Trawden
- Four bedrooms
- Two reception rooms
- Utility room

- Dining kitchen
- Family bathroom
- Ensuite with extra large bath and Jacuzzi Power Shower
- Gardens front & rear
- Double driveway



A fantastic opportunity has arisen to purchase this immaculately presented four bedroom semi-detached property situated in a tranquil setting in the Village of Trawden. With a substantial plot in a popular and sought after area on the fringe of Lancashire's Countryside, this would make a perfect family home.

The property briefly comprises to the ground floor an entrance porch which leads to a central hallway which connects to the substantial and flexible living accommodation and useful large pantry.

There are two generous sized reception rooms, with a bay fronted window in the front room picture framing the surrounding countryside and views to the village below and the second reception room overlooking the stunning garden to the rear.

A large kitchen/diner which boasts matching wall, base and drawer units with contrasting work surface, double bowl stainless steel sink, oven and induction hob.

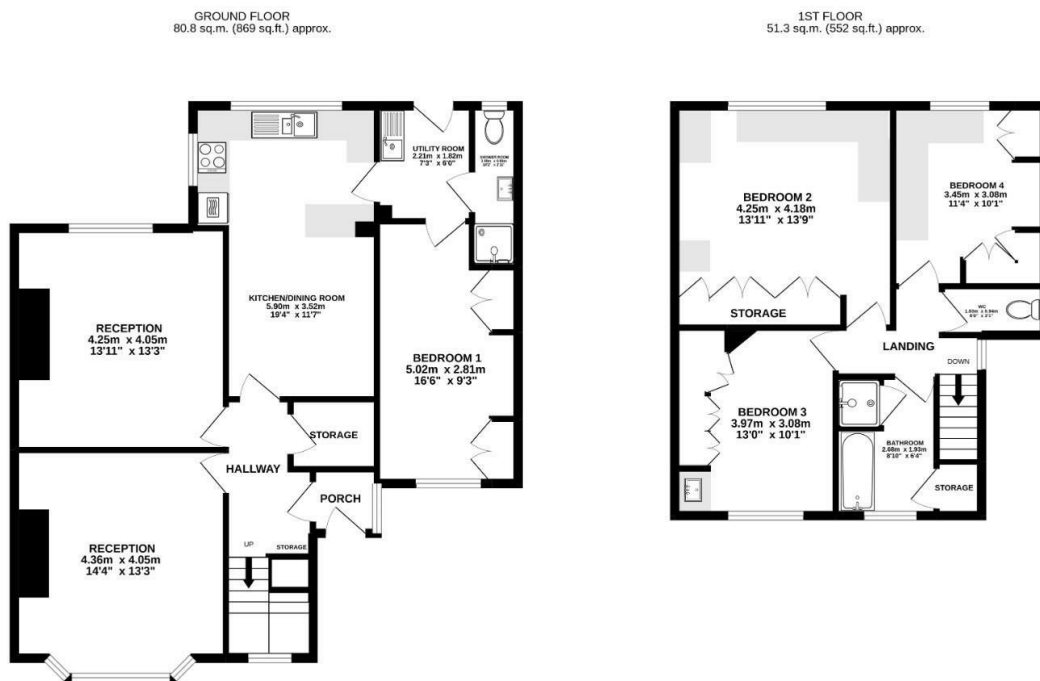
Adjacent to the kitchen is a handy utility room with stainless steel sink and space for a washing machine and tumble dryer, a downstairs shower room and spacious double bedroom boasting full length built-in wardrobes.

To the first floor is a large master bedroom with modern built in wardrobes, drawers and bedside tables with a large arched window with views to the garden.

There are two more generous doubles bedroom, both benefitting from built in wardrobes.

The family bathroom boasts a contemporary suite including bath, separate shower and wall mounted sink with a separate WC adjacent in another room.

Externally there is a large gravelled driveway with ample parking to the front and a considerable garden to the rear with large lawn and patio area.



TOTAL FLOOR AREA : 132.0 sq.m (1421 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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