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Real

8 Lanehouse
Trawden
BB8 8SN



For Sale

£230,000

- Mid-Terrace Cottage
- Three Bedrooms
- Two Reception Rooms
- Stunning Views
- Gas Central Heating

- UPVC Double Bedrooms
- Open Fireplace
- Popular Village Location
- Tax Band - B
- EPC - D



An attractive and beautifully presented three bedroom, mid-terrace cottage situated in the heart of the popular village of Trawden. The property offers stunning views to the rear of the surrounding countryside and affords many original features such as an open fireplace with exposed walls and corning.

As you enter the property through the composite front door, you are greeted with an entrance porch, perfect for shoes and coats, which in turn leads into the first of two reception rooms. With a large window letting in plenty of natural light and boasting an ornate wood and tiled fire surround with gas fire and cupboards built within the alcoves.

Past a useful under stair storage cupboard, to the rear of the property is situated a second reception room boasting a feature, exposed brick fireplace with an open, working fire providing an attractive focal point withing the room, a window seat and storage set within the alcove.

A separate kitchen houses an array of matching wall, base and drawer units with co-ordinating work surfaces, subway tile splashback. ceramic sink, integrated microwave and a freestanding cooker/oven with an overhead extractor fan. Adjoining the kitchen is a useful utility room with plumbing and space for a washing machine, tumble dryer and fridge/freezer.

To the first floor is a large landing leading to two well-proportioned double bedrooms, both benefitting from fitted wardrobes/cupboards and a generous single bedroom.

A modern, fully tiled bathroom houses a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and panelled bath with overhead shower.

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

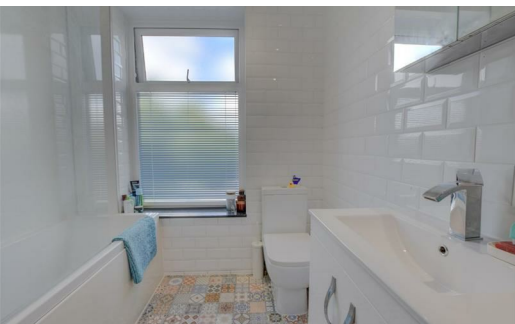
Externally to the front and rear is a garden forecourt in addition to off-road parking to the rear with a low maintenance walled cottage garden and outside shed.



TOTAL FLOOR AREA: 95.7 sq.m. (1030 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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.

Measure with Mitropa 100212



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