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2 Floats Mill
Trawden
Colne
BB8 8TJ



For Sale

Offers In The Region Of £245,000

- Semi-Detached
- Townhouse
- Four Bedrooms
- Sleek & Modern Kitchen
- Kitchen/Diner

- Beautifully Presented
- En-Suite
- Tax Band - D
- EPC - C



An excellent opportunity has arisen to purchase an immaculately presented, three storey townhouse on this select residential development occupying a picturesque location in Hollin Hall in Trawden.

The property offers excellent sized living accommodation arranged over three floors and briefly comprises on the lower ground floor: an entrance hallway accessed through a composite door with a useful two piece cloakroom housing a WC and wash basin and a generous utility room with plumbing for a washing machine and tumble dryer.

The sleek, modern kitchen houses an array of matching base and drawer units in charcoal grey with contrasting wall units, work surfaces and splashbacks. A wealth of integrated appliances include composite black sink, dishwasher, fridge/freezer, double oven and induction hob. Open plan with the kitchen is a chic dining room with a contemporary, vertical radiator.

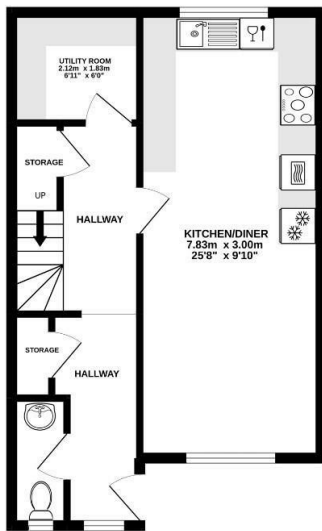
On the ground floor is a central landing leading to a large living room set to the rear of the property with views overlooking the surrounding countryside and bowling green and a handy two piece cloakroom. A generous double bedroom sits at the front of the property and benefits from a three piece, en-suite shower room.

To the first floor are two good sized double bedrooms with the master having a three piece en-suite shower room and overlooking the development to the rear and surrounding countryside, and a generous single bedroom. There is a three piece modern bathroom suite in white comprising a low level WC, pedestal wash basin and panelled bath with an overhead shower.

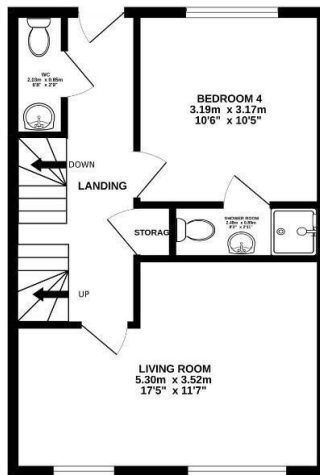
Externally, to the front of the property is a small artificial lawn with wrought iron railings leading to the front door. To the rear are two private parking spaces and a low maintenance patio garden. To the side is a large decked area, ideal for relaxing on a warm summers evening.

An internal viewing is highly recommended to fully appreciate the high quality finishes and space this property has to offer.

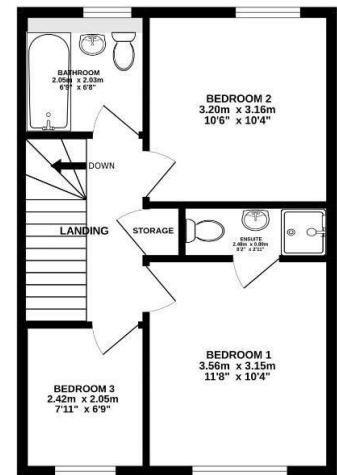
GROUND FLOOR
40.1 sq.m. (432 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



2ND FLOOR
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 117.9 sq.m. (1270 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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