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23 Floats Mill
Trawden
BB8 8TJ



For Sale

Price £299,950

- Modern detached dwelling
- Sought after location
- Ideal for a family
- Hallway, store cupboard and wc
- Open plan lounge & modern kitchen
- Three good sized bedrooms
- Ensuite and family bathroom
- Gardens front & rear
- Driveway & garage
- Viewing recommended



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

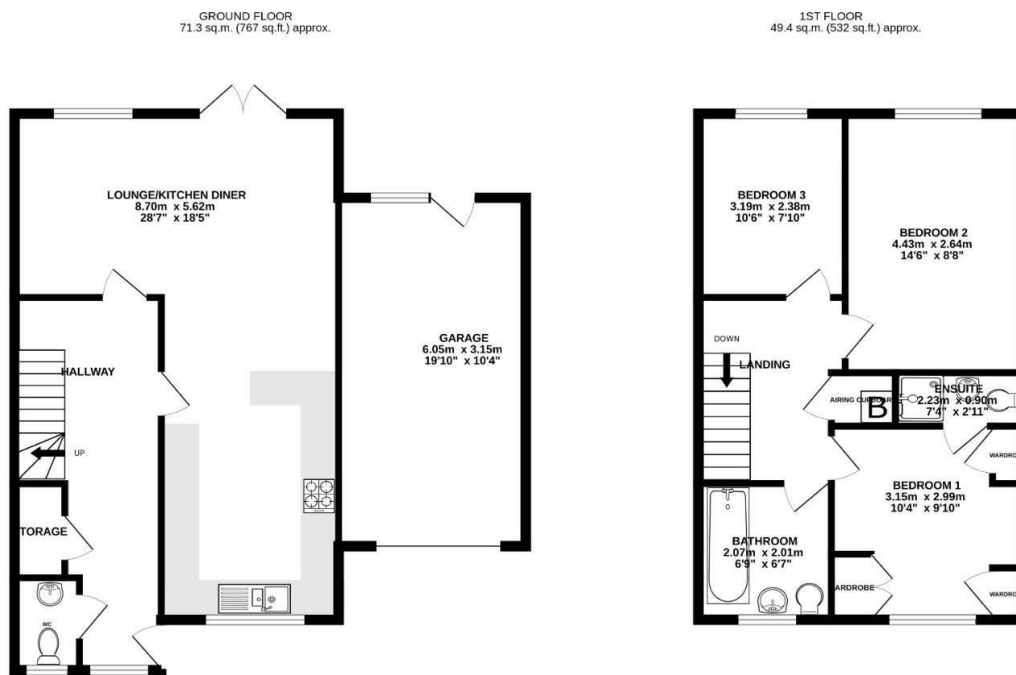
The property offers excellent sized living accommodation arranged over two floors and briefly comprises on the ground floor: an entrance hallway accessed through a composite door with a useful two piece cloakroom housing a WC and wash basin and store cupboard.

The sleek, modern kitchen houses an array of matching base and drawer units with contrasting wall units, work surfaces and upstands. A wealth of integrated appliances include composite sink, dishwasher, fridge/freezer, oven and gas hob. Open plan with the kitchen is the lounge & dining area and French patio doors leading to the rear garden.

To the first floor are two good sized double bedrooms with the master having a three piece en-suite shower room. Overlooking Trawden Beck is a generous single bedroom. There is a three piece modern bathroom suite in white comprising a low level WC, pedestal wash basin and paneled bath with an overhead shower.

Externally, to the front of the property is driveway providing off road parking leading to an attached garage which has up & over door, power and lighting. Small patio area. To the rear is a private garden with patio area overlooking Trawden Beck

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



TOTAL FLOOR AREA: 120.7 sq.m. (1299 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 not 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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