

3 Aspley Grove, Trawden, Colne, BB8 8QX

Price £179,950

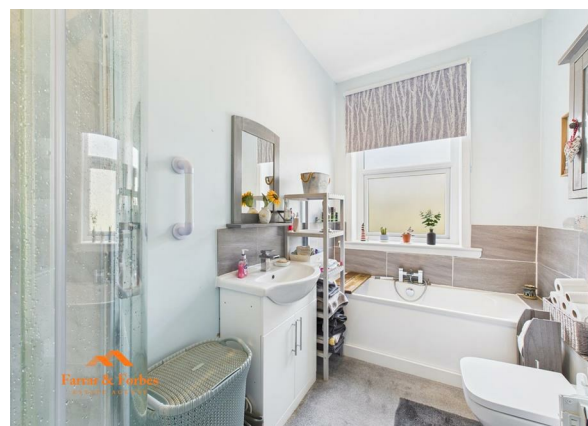
Council Tax Band: A



Farrar & Forbes

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Aspley Grove is an elevated, stone-built mid-terrace home full of character, set back from the road in a highly sought-after village. Perfect for families, it's close to outstanding nurseries, local parks, and enjoys stunning views in every direction.

As you arrive, there is convenient on-road parking and a large, well-kept garden forecourt to the front. Stepping inside, the welcoming lounge features a log burner with a oak fire surround, creating a cosy focal point. To the rear, hard block flooring leads you into a spacious dining area with another log burner and plenty of room for a family table.

The extended kitchen is fitted with matching wall, base, and drawer units, complemented by contrasting work surfaces, providing both style and practicality.

Upstairs, the first floor offers two double bedrooms. The family bathroom is fitted with a low-level WC, hand wash basin, quadrant shower, and a panelled bath, finished with modern grey tile splashbacks.

The original built attic room—re-roofed in 2021—offers versatile space, ideal as a guest room, home office, or playroom. The windows and doors were replaced in 2021.

Externally, the enclosed rear yard includes a stone patio area, outside tap, and a tiered garden with excellent potential for landscaping or outdoor entertaining.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 