

3 Trawden Road, Colne, BB8 7BU
Offers over £100,000
Council Tax Band: A



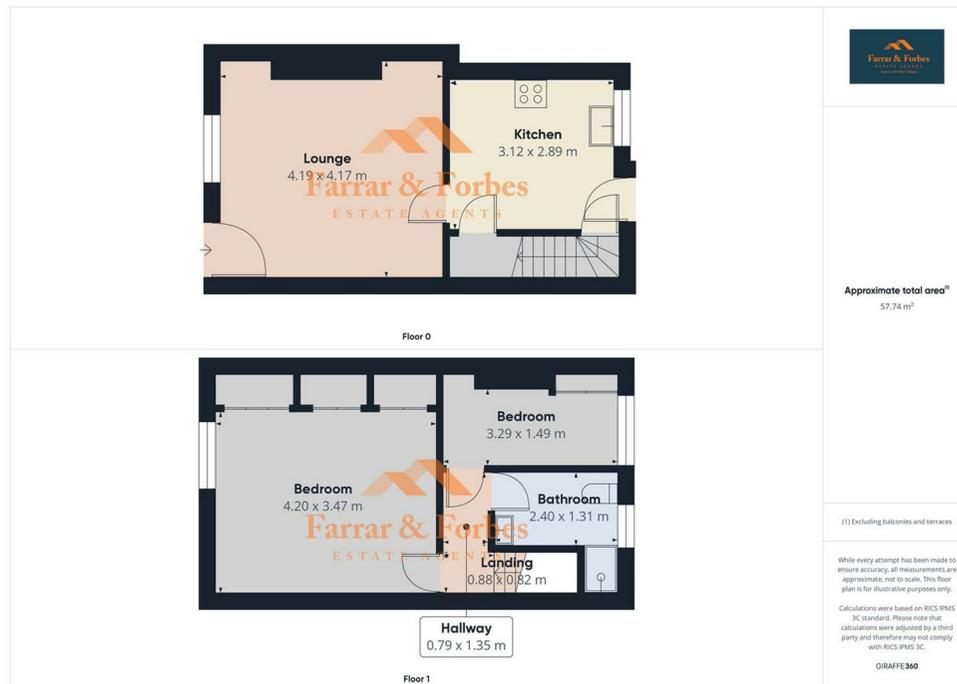
Nestled in the picturesque and sought-after village of Trawden, this delightful two-bedroom mid-terrace home is perfect for first-time buyers or investors alike. The property is ideally situated close to local schools and scenic brookside walks, making it an excellent choice for those who love the outdoors.

Stepping through the front courtyard, you're welcomed into a beautifully decorated living room, featuring gas central heating and uPVC double glazing. The rear of the property boasts a stylish horseshoe-shaped kitchen, fitted with sleek grey base, drawer, and wall units complemented by contrasting work surfaces.

Upstairs, the home continues to impress with a spacious double bedroom, complete with fitted wardrobes, and a well-proportioned single bedroom. The modern bathroom is fitted with a walk-in quadrant shower with tiled splashback, a low-level WC, and a sleek cabinet hand wash basin.

To the rear, an enclosed yard provides a private outdoor retreat, while the front of the property offers charming hill views—an idyllic backdrop for your morning coffee. With new carpets and fresh décor throughout, this home is move-in ready and waiting for its next owner to enjoy its charm and comfort.

Don't miss this wonderful opportunity to own a home in one of Trawden's most desirable locations!



11a Skelton Street
Colne
Lancashire
BB8 9JE
01282 914042
Info@farrarandforbes.co.uk

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