



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Parkinson Terrace, Trawden, BB8 8PA

£220,000

A CHARMING END COTTAGE PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, stunning features and modern fixtures and fittings, this exceptional two bedroom end cottage property is being proudly welcomed to the market in the desirable and picturesque location of Trawden. With stunning hill views, stylish interiors and beautiful gardens, this enviable property is the perfect home for any small family or couple truly not to be missed! This home would make a perfect lock-up and leave second home as it's situated in the walking areas of natural outstanding beauty on the Bronte Way and close to a number of national parks. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Skipton and major motorway links. Benefitting from off road parking and flowing internally with character and charm, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room boasts stunning exposed beams and a cast iron multi fuel burner and leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units and leads on to a shower room and out to the rear. The first floor comprises of doors on to two double bedrooms. Externally there is a laid to lawn garden with paving to the rear and wrap around laid to lawn garden to the front with Indian stone paving, bedding, storage shed and access to a double driveway.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

# Parkinson Terrace, Trawden, BB8 8PA

£220,000



- Stunning End Terrace Cottage
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Character and Charm
- Tenure Freehold
- Three Piece Shower Room
- Gardens to Front and Rear
- Council Tax Band B

## Ground Floor

### Entrance Porch

4'7 x 4'3 (1.40m x 1.30m)

UPVC double glazed front door, UPVC double glazed window, stone flag flooring and hardwood single glazed frosted door to reception room.

### Reception Room

17'11 x 12'7 (5.46m x 3.84m)

Two UPVC double glazed windows, central heating radiator, spotlights, smoke detector, cast iron multifuel burner with stone hearth and surround, inset shelving with spotlights, television point, under stairs storage and open to kitchen.

### Kitchen

18'11 x 10'5 (5.77m x 3.18m)

UPVC double glazed window, skylight, spotlights, smoke detector, range of panelled wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, Smeg oven with four ring gas hob and integrated extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, breakfast bar, tiled flooring with underfloor heating, door to shower room and UPVC double glazed door to rear.

### Shower Room

11'10 x 4'7 (3.61m x 1.40m)

UPVC double glazed frosted window, central heated towel rail, walk-in direct feed rainfall shower with rinse head, low basin WC, pedestal wash basin with waterfall mixer tap, spotlights, extractor fan, tiled elevations and tiled flooring with underfloor heating.

## First Floor

### Landing

5'4 x 4'8 (1.63m x 1.42m)

Smoke detector, spotlights, exposed beams and hardwood doors leading to two bedrooms.

### Bedroom One

12'7 x 11'3 (3.84m x 3.43m)

UPVC double glazed window, central heating radiator, exposed beams and overhead storage.

### Bedroom Two

10'0 x 6'9 (3.05m x 2.06m)

UPVC double glazed window, central heating radiator, over stairs storage and exposed beams.

## External

### Rear

Laid to lawn garden with paving.

### Front

Laid to lawn garden with paving, bedding areas and off road parking.



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