





Hilton &  
Horsfall



BB8 8TB

## Leyland Close, Trawden, Colne

£265,000

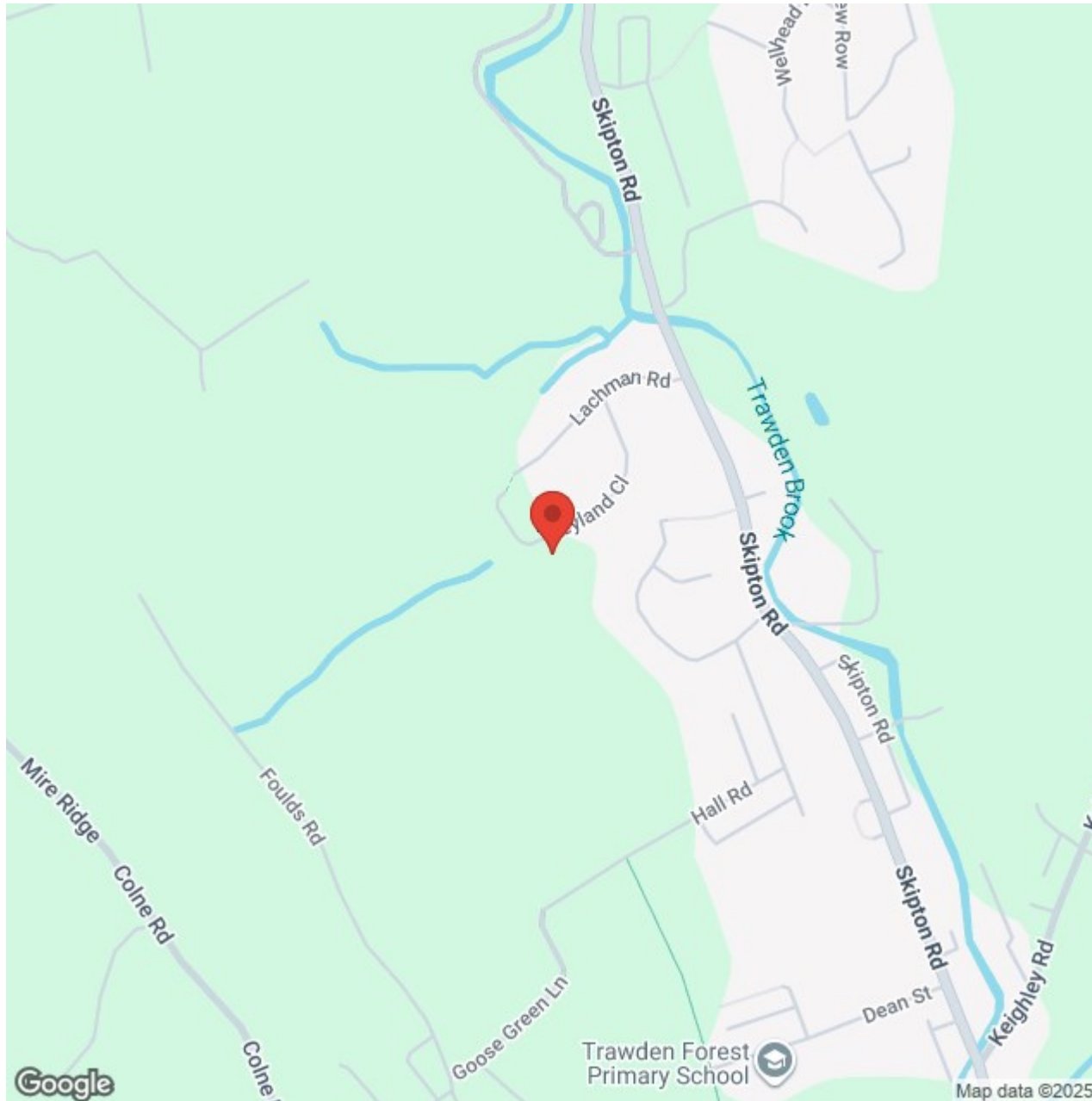
- Three-bedroom semi-detached home
- Spacious garden room extension
- Generous landscaped rear garden
- Off-road parking to the front
- Sought-after Trawden location
- Ideal for families and first-time buyers

An attractive three-bedroom semi-detached home, located in the ever-popular village of Trawden. This modern family home has been extended to the rear to provide a spacious garden room, while still offering a comfortable balance of living and bedroom accommodation. The property is well-presented throughout and enjoys a generous, mature rear garden with multiple seating areas, ideal for families and entertaining.

Set within a quiet cul-de-sac, this home also benefits from a driveway providing ample off-road parking. With countryside walks nearby, yet close to all local amenities and good transport links, this property is perfectly placed for a variety of buyers.













## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

#### LIVING ROOM 13'2" x 16'6" (4.034m x 5.038m)

A bright and generously sized reception room, enjoying a large front-facing window that floods the space with natural light. This stylishly presented room offers ample space for family seating and features tasteful décor with a mix of soft tones and a striking feature wall. Ideal for both relaxing and entertaining, the room also benefits from direct access through to the dining room.

#### KITCHEN 11'7" x 8'0" (3.542m x 2.455m)

A modern fitted kitchen with a range of sleek gloss wall and base units, complemented by contrasting work surfaces and splashbacks. The design incorporates a built-in oven with extractor hood, inset sink unit, and space for additional appliances including an American-style fridge freezer. The kitchen is open plan to the dining area, creating an ideal space for family living and entertaining.

#### DINING AREA 11'8" x 7'9" (3.558m x 2.375m)

Open plan to the kitchen, this versatile dining space is perfect for family meals and entertaining. The room is filled with natural light from the adjoining garden room and is large enough to accommodate a full-size dining table.

Finished with modern décor and wood-effect flooring, it seamlessly connects the kitchen, living room, and garden room, creating a fantastic flow throughout the ground floor.

#### GARDEN ROOM 13'0" x 15'0" (3.977m x 4.584m)

A fantastic addition to the home, this spacious garden room enjoys a pitched glazed roof and wraparound windows, filling the space with natural light and offering lovely views over the rear garden. With French doors opening directly to the patio, it creates the perfect spot for relaxing, entertaining, or enjoying the outdoors all year round.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'3" x 13'1" plus robes (3.130m x 3.991m plus robes)

A spacious double bedroom positioned to the rear of the property, enjoying open views towards the surrounding countryside. The room benefits from a full wall of fitted wardrobes providing excellent storage solutions, along with neutral décor that enhances the sense of light and space.

#### BEDROOM TWO 10'4" x 13'1" (3.156m x 3.994m)

A well-proportioned double bedroom located to the front of the property. This room is tastefully decorated with a bold feature wall and includes fitted mirrored wardrobes providing excellent storage. A large front-facing window allows plenty of natural light to flow in, enhancing the sense of space.

#### BEDROOM THREE 7'10" x 7'5" (2.413m x 2.265m)

A single bedroom situated to the front of the property, currently used as a combination bedroom and study space. Featuring a large window allowing in plenty of natural light, this room is ideal for a child's bedroom, home office, or dressing room.

#### SHOWER ROOM

A modern and well-presented shower room comprising a large walk-in shower with glass screen, pedestal wash basin, and low-level WC. Finished with contemporary wall and floor tiling, chrome fittings, and a heated towel rail, this stylish room offers both practicality and comfort.

### LOCATION

Trawden is a highly regarded village surrounded by scenic countryside yet within easy reach of Colne and its many amenities, including shops, schools, restaurants, and transport links. The property is well placed for commuting via the M65 motorway and for enjoying nearby walking routes, open countryside, and local landmarks.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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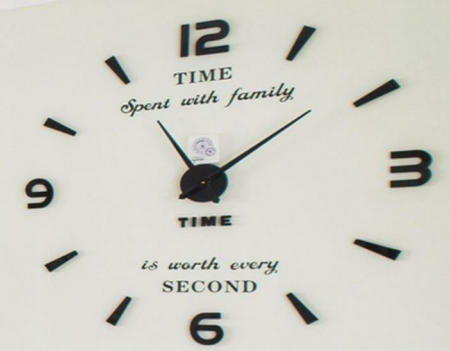
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## OUTSIDE

To the front of the property is a driveway providing off-road parking. To the rear is a particularly generous garden, beautifully landscaped with lawn, mature borders, pathways, decked and flagged seating areas, and space for outdoor dining. A fantastic garden ideal for families, children, and pets.















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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)