





Hilton &  
Horsfall

BB8 8RD

## Skipton Road, Trawden

Asking Price £235,000

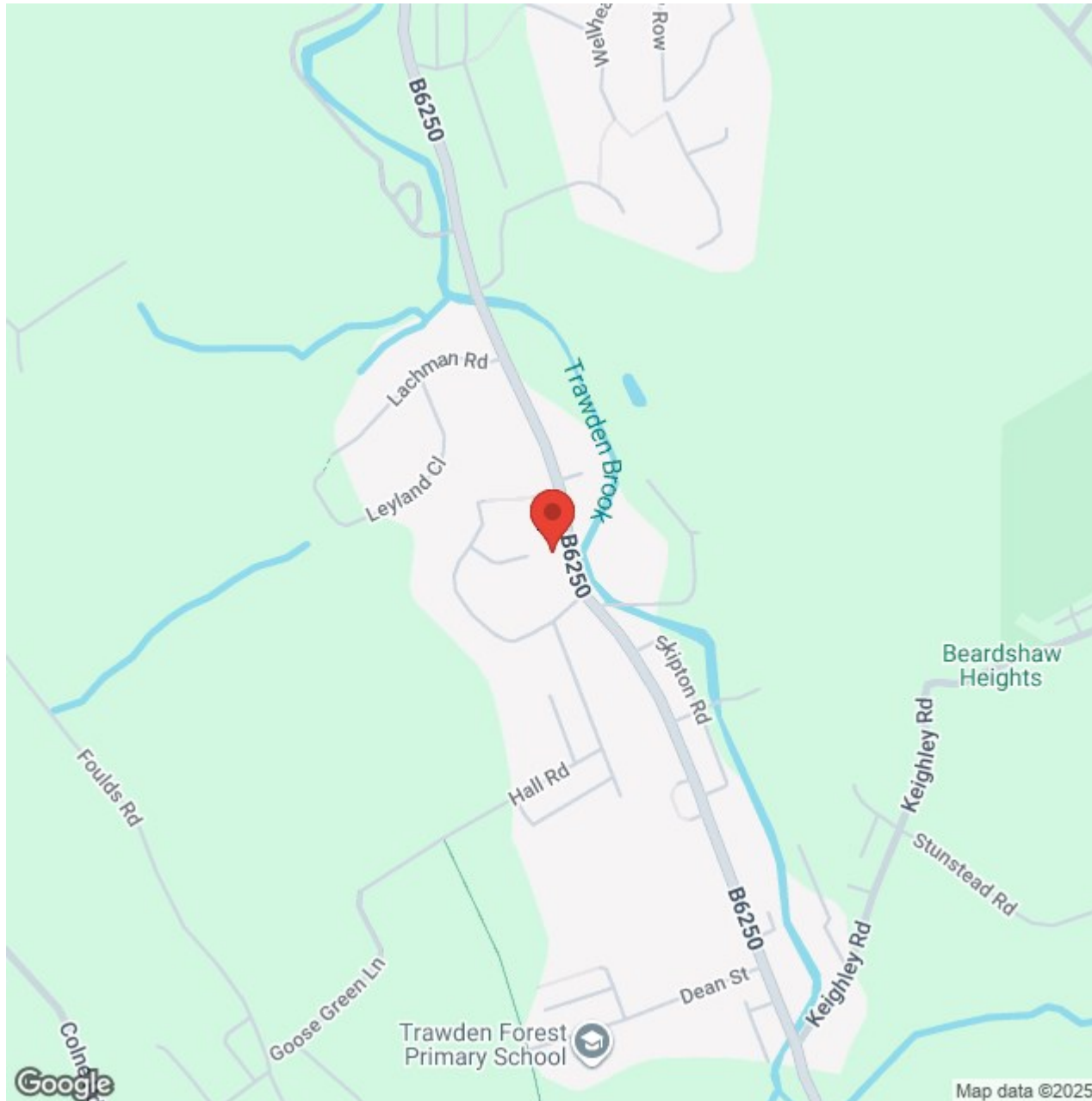
- Three Bedrooms • Modern Kitchen with Breakfast Bar • Driveway • Garage • Garden & Patio • Desirable Location

This charming semi-detached dwelling on Skipton Road is located in the delightful village of Trawden. This property boasts a modern fitted kitchen, family sized living room, three well proportioned bedrooms and a modern three piece bathroom suite. The property features a lovely rear two tier elevated garden and Indian Stone flagged patio area which is perfect for use during the Spring / Summer months. To the front elevation you will find a driveway and garage offering off road parking. Situated conveniently close by to Colne where you will find local amenities and transport links. Early viewings are highly advised to avoid disappointment. Council Tax Band B.













## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 19'5" x 11'4" (5.92m x 3.46m)

A family sized living room having space for settees, inset television point, electric log burner, 1x central heating radiator, open balustrade staircase to the first floor / landing, under stairs storage cupboard, uPVC double glazed window to the front elevation and a composite door leading out to the front.

#### DINING KITCHEN 19'3" x 8'2" (5.89m x 2.50m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, integrated Lamona microwave, Lamona oven / grill, Lamona dishwasher, 4 ring gas hob with chrome extractor hood above, 60 / 40 fridge/freezer, inset sink with chrome mixer tap, space for a dining table and chairs, 1x central heating radiator, recessed LED spotlights, smoke detector, uPVC double glazed window to the rear elevation, composite door and uPVC patio doors leading out to the rear garden.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 10'5" x 11'5" (3.18m x 3.49m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 10'11" x 9'9" (3.33m x 2.98m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 8'9" x 7'9" (2.67m x 2.38m)

A well proportioned bedroom which is currently used as a walk-in dressing room with fitted his and hers open wardrobe storage and uPVC double glazed window to the front elevation.

#### BATHROOM 8'0" x 5'4" (2.44m x 1.63m)

A modern three piece bathroom suite comprising of: fully tiled flooring and walls, push button w.c, wash basin on vanity unit with chrome mixer tap, panelled bathtub with chrome mixer tap, rainfall shower head above and a glass shower screen, heated chrome towel rack, air extraction fan, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

#### LAUNDRY ROOM 8'5" x 3'5" (2.58m x 1.05m)

Having plumbing for a washing machine, space for a tumble dryer and ample space for storage.

#### GARAGE 8'1" x 16'8" (2.47m x 5.10m)

Ideal for additional storage.

### EXTERNALLY

Externally to the front elevation you will find a shared driveway leading up to the garage offering off road parking. To the rear there is an enclosed two tier elevated garden with a lawned area, outside water tap and an Indian stone flagged patio area with space for garden furniture. Perfect for use during the Spring / Summer months.

### 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

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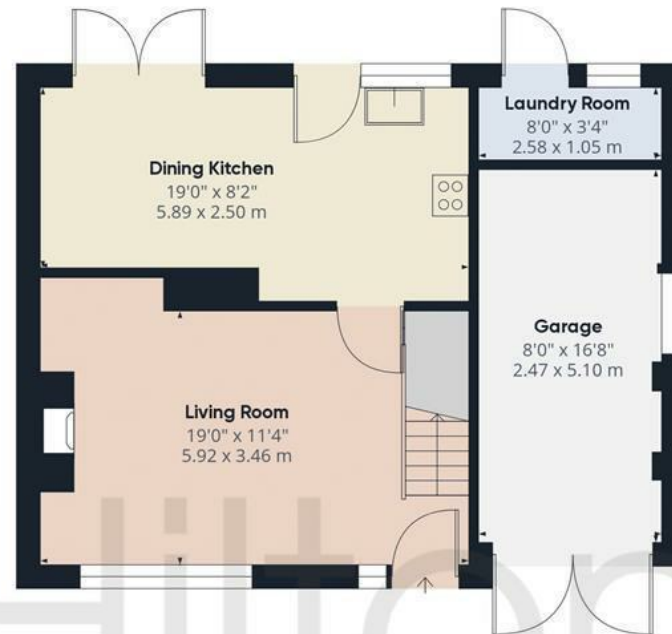


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## OUTSIDE

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

968.97 ft<sup>2</sup>

90.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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