





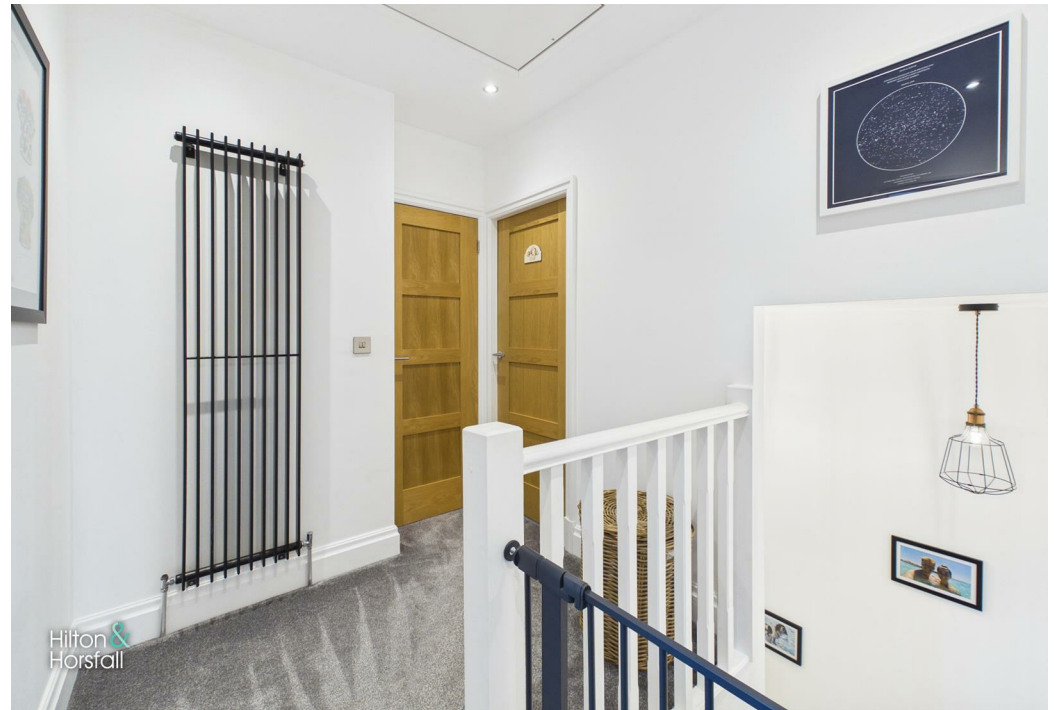
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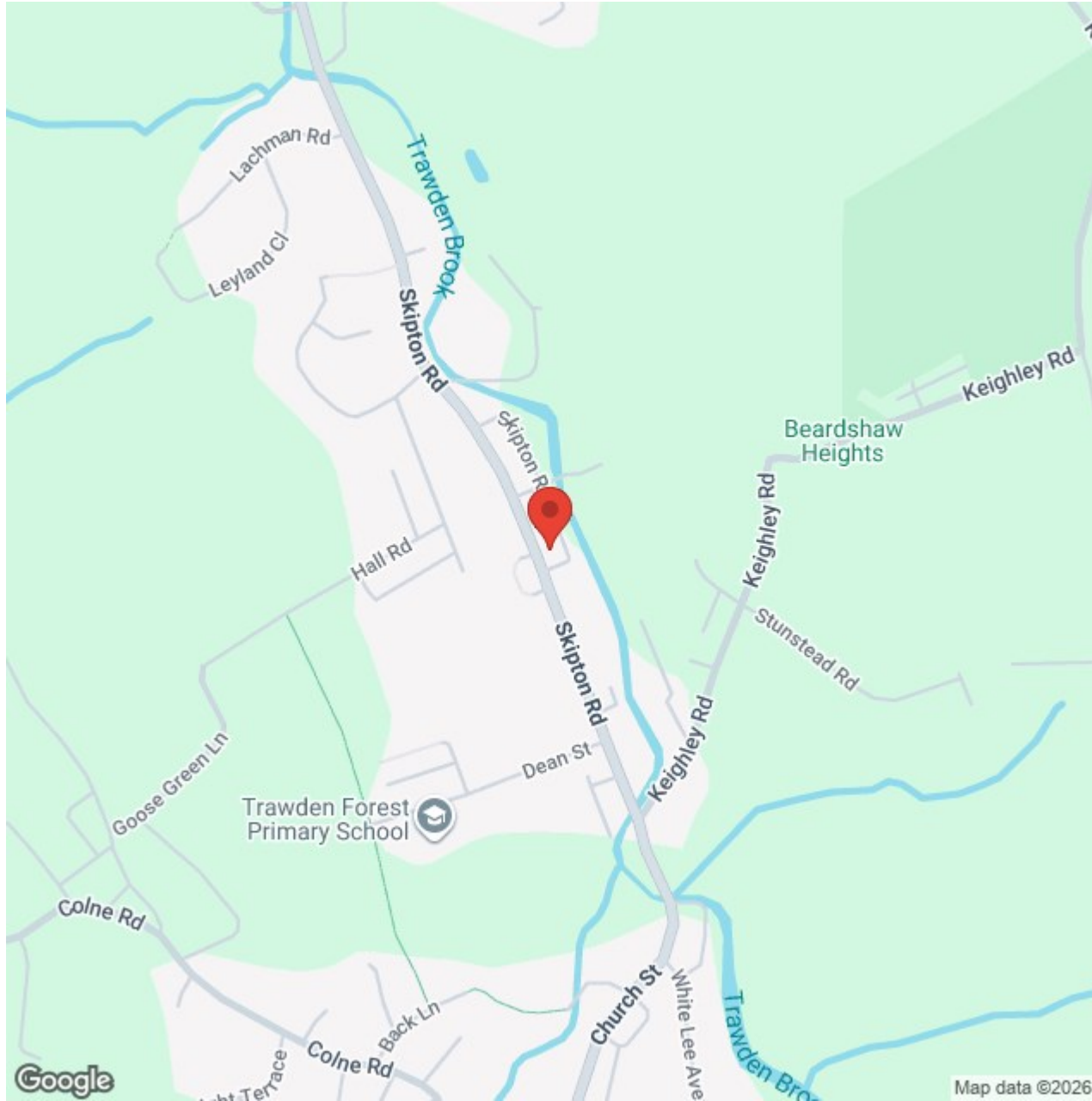
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## Skipton Road, Trawden, Colne Offers In The Region Of £269,950

- Three bedroom town house
- Sought after village location in Trawden
- Modern kitchen & separate dining room
- Spacious living accommodation over three floors
- Low maintenance rear garden
- Off road parking & garage

An immaculately presented three bedroom town house situated within the highly desirable village of Trawden, offering spacious and versatile living accommodation arranged over three floors. This modern home has been tastefully decorated throughout and is perfect for a range of buyers, including growing families and those looking for a semi-rural lifestyle with excellent amenities close by. The property briefly comprises a welcoming living room, a useful utility room and a ground floor WC. To the first floor is a stunning modern kitchen and a generous dining room, ideal for both everyday living and entertaining, along with a rear entrance hall and study. To the second floor, the property offers three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and access to a walk-in wardrobe, along with a modern family bathroom. Externally, the property benefits from off-road parking and an integral garage to the front, whilst to the rear is a low-maintenance and private garden, perfect for relaxing and enjoying outdoor space.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM 16'2" x 12'2" (4.93m x 3.73m)

A spacious and beautifully presented living room offering a stylish and comfortable space to relax. The room benefits from a large window allowing plenty of natural light, complemented by modern décor and a feature painted wall creating a contemporary focal point. There is ample space for multiple pieces of furniture, along with recessed ceiling spotlights and built-in shelving, making this a well-designed and inviting family living area.

#### UTILITY ROOM 5'5" x 8'6" (1.67m x 2.61m)

A useful and well-appointed utility room fitted with a range of wall and base units, incorporating a stainless steel sink and drainer along with space and plumbing for appliances. The room provides additional storage and worktop space, helping to keep the main living areas clutter-free, and is finished with modern flooring and neutral décor.

#### GROUND FLOOR WC 2'9" x 4'2" (0.84m x 1.28m)

A modern and stylish two-piece suite comprising a low-level WC and a contemporary vanity sink unit. The room is finished with attractive tiled walls, including a striking feature wall, along with a heated towel rail and sleek fittings, creating a high-quality and well-presented space.

### FIRST FLOOR \ LANDING

#### DINING ROOM 16'11" x 12'8" (5.17m x 3.88m)

A spacious and beautifully presented dining room providing the perfect setting for family meals and entertaining. The room features stylish décor with a striking feature wall, complemented by modern flooring and recessed ceiling spotlights. A large window allows for plenty of natural light, whilst there is ample space for a full dining table and additional furnishings, creating a bright and inviting atmosphere.

#### KITCHEN 18'10" x 8'3" (5.75m x 2.53m)

A stunning and spacious kitchen fitted with a modern range of high-gloss wall and base units, complemented by contrasting work surfaces and integrated appliances. The room offers ample storage and preparation space, featuring a gas hob with extractor hood, built-in oven and space for additional appliances. A window allows for plenty of natural light, and the room is finished with stylish flooring and recessed ceiling spotlights, creating a sleek and practical space for everyday use.

#### REAR ENTRANCE HALL 6'7" x 5'4" (2.02m x 1.63m)

A useful rear entrance hall providing access out to the garden via double doors, allowing plenty of natural light into the space. The room also gives access through to the study, making it a practical and versatile area ideal for everyday use.

#### STUDY 6'7" x 6'4" (2.01m x 1.94m)

A useful and versatile study, ideal for those working from home or in need of a quiet workspace. The room benefits from a window providing natural light, along with space for a desk and additional storage, making it a practical and functional addition to the home.

### SECOND FLOOR / LANDING

A bright and well-presented landing providing access to the second floor accommodation. The space is finished with neutral décor and benefits from a useful airing cupboard, along with loft access, creating a practical and functional area.

#### BEDROOM ONE 10'2" x 9'11" (3.10m x 3.04m)

A spacious and well-presented double bedroom featuring a window to the front allowing for plenty of natural light. The room benefits from fitted wardrobe storage along with access to a walk-in wardrobe, providing excellent storage solutions, and is finished with modern décor to create a comfortable and relaxing space.

#### BEDROOM TWO 10'0" x 12'1" (3.05m x 3.69m)

A well-proportioned double bedroom with a window to the rear, allowing for plenty of natural light. The room offers ample space for bedroom furniture and is finished with neutral décor, creating a bright and comfortable space ideal for a range of uses.

#### BEDROOM THREE 12'10" x 8'2" (3.93m x 2.51m)

A well-proportioned bedroom with a window to the side allowing for natural light. The room offers space for bedroom furniture and is finished with neutral décor, making it a versatile space suitable for a range of uses.

#### BATHROOM 5'7" x 8'3" (1.72m x 2.54m)

A modern three-piece bathroom suite comprising a panelled bath with shower over, low-level WC and a contemporary vanity sink unit. The room is finished with stylish tiled walls and flooring, along with a window providing natural light, creating a clean and well-presented space.

#### GARAGE 19'0" x 8'5" (5.81m x 2.59m)

A garage providing secure off-road parking or excellent additional storage space. The garage is accessed via an up-and-over door to the front and also offers potential for a variety of uses, subject to requirements.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/black-carr-trawden>

### LOCATION

Situated within the highly sought-after village of Trawden, this property enjoys a peaceful semi-rural setting surrounded by open countryside and scenic walking routes. The village itself offers a range of local amenities including a well-regarded primary school, café, public houses and a village shop, making it ideal for families and those seeking a quieter lifestyle. Nearby Colne provides a wider selection of amenities, supermarkets and transport links, including access to the M65 motorway network, making it convenient for commuters travelling further afield.

### PUBLISHING

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### 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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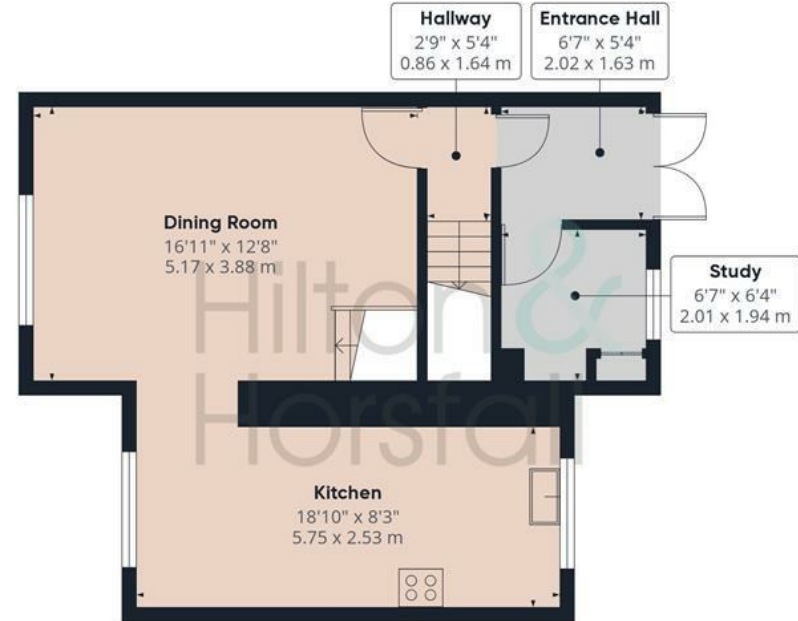


## OUTSIDE

To the front, the property benefits from off-road parking leading to a garage, providing excellent storage or secure parking. To the rear is a private and low-maintenance garden, thoughtfully designed with a decked seating area, artificial lawn and raised planters, creating a stylish and usable outdoor space ideal for relaxing or entertaining. The garden is fully enclosed, offering a good degree of privacy.



Ground Floor



Floor 1

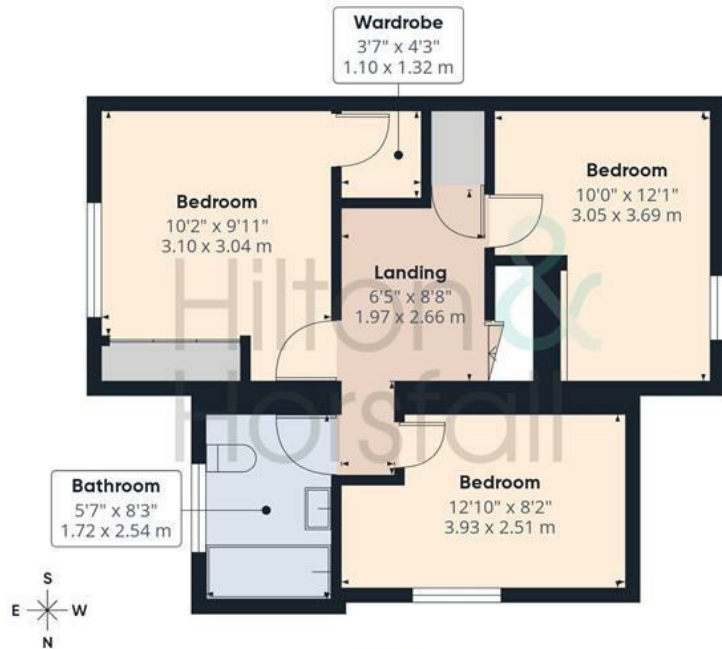
Approximate total area<sup>(1)</sup>

1398 ft<sup>2</sup>

129.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 2





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