





Hilton &  
Horsfall

BB8 8QS

## Skipton Road, Trawden

### Offers In The Region Of £174,950

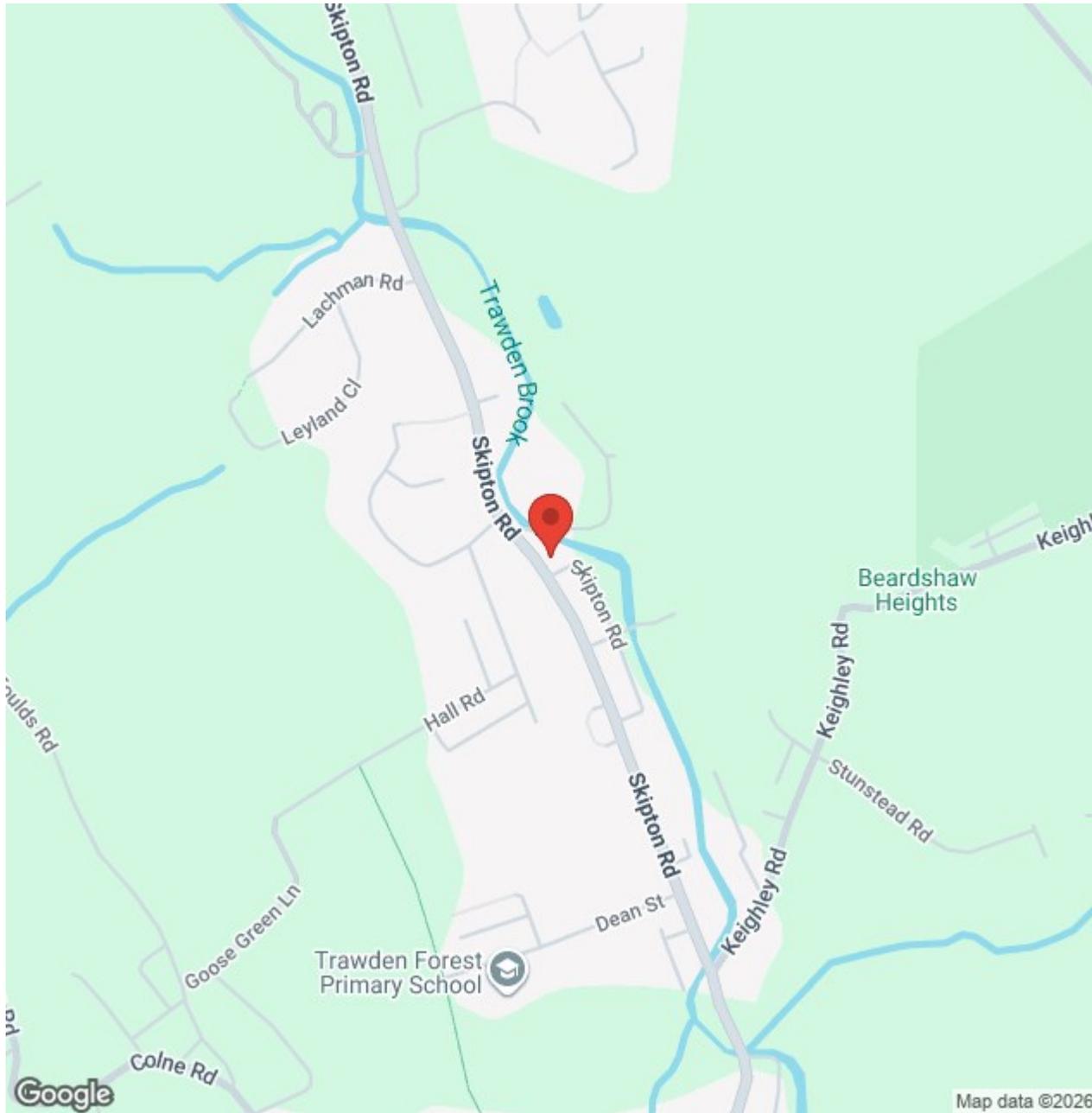
- Stylish two-bedroom mid-terrace home
- Beautiful open-plan living & dining space
- Contemporary fitted kitchen with countryside views
- Stunning four-piece bathroom with freestanding bath
- Immaculate presentation throughout
- Sought-after Trawden village location

A beautifully presented two-bedroom mid-terrace home, perfectly positioned in the heart of the picturesque village of Trawden. Immaculately finished throughout, this charming property effortlessly blends contemporary style with homely character, offering bright and airy living spaces over two floors.

The ground floor features a spacious open-plan living and dining area with tasteful décor, quality flooring, and a cosy log-burning stove — perfect for relaxing or entertaining. To the rear, a modern galley-style kitchen boasts sleek cabinetry, integrated appliances, and lovely views over the surrounding countryside. Upstairs, you'll find two good-sized bedrooms and a stunning four-piece bathroom with freestanding bath and separate walk-in shower.

Externally to the front, the property sits behind a traditional stone boundary wall with a gated entrance and kerbside appeal thanks to its classic stone façade and modern front door. To the rear, there is a low-maintenance, enclosed yard finished with attractive stone paving — perfect for sitting out and enjoying the fresh air. The property also benefits from two parking spaces to the rear. The space also benefits from countryside views beyond the rear boundary, providing a lovely rural backdrop.







## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 13'8" x 13'9" (4.17m x 4.19m)

A beautifully styled front-facing reception room with a large window allowing natural light to flood in. Features include a modern column radiator, wood-effect flooring, neutral décor, and an inset fireplace with a cosy log-burning stove — creating the perfect focal point for relaxing evenings.

#### DINING ROOM 10'2" x 9'9" (3.10m x 2.97m)

Open-plan to the living area, this bright and functional space comfortably accommodates a dining table and is ideal for entertaining. Finished with pendant lighting, wood flooring, and under-stairs storage. A staircase leads up to the first floor, and there's a rear window overlooking the garden.

#### KITCHEN 13'7" x 6'6" (4.14m x 1.98m)

A sleek and modern galley-style kitchen with high-gloss cabinetry, marble-effect worktops, integrated oven, hob and extractor, plumbing for appliances, and large dual-aspect windows providing plenty of natural light and views of the countryside. Rear door opens out to the garden.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'0" x 13'10" (3.05m x 4.22m)

A generous principal bedroom to the front of the property, with plush carpeting, neutral tones, column radiator, and ample space for wardrobes and bedroom furniture.

#### BEDROOM TWO 7'11" x 10'11" (2.41m x 3.33m)

A well-proportioned second bedroom with rear window overlooking open countryside, neutral décor, fitted wardrobe, and carpeted flooring — ideal as a guest room, child's room, or home office.

#### BATHROOM 5'10" x 8'0" (1.78m x 2.44m)

A stunning four-piece suite featuring a freestanding roll-top bath, walk-in rainfall shower with critfall-style screen, wash basin with wooden vanity unit, WC, stylish tiled walls and floor, matte black fittings, and a large mirror. Modern and luxurious in every detail.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/skipton-rd-trawden/>

### LOCATION

Trawden is a highly regarded village nestled in the scenic Lancashire countryside, offering the perfect blend of rural charm and community spirit. Surrounded by rolling hills and popular walking routes, it's ideal for those who love the outdoors while still needing easy access to nearby towns like Colne and Barrowford. The village itself boasts a strong sense of community, with a local shop, café, pub, primary school, and regular events centred around the community centre and Trawden Forest. Skipton Road offers convenient on-street parking and direct access to beautiful countryside right on your doorstep.

### 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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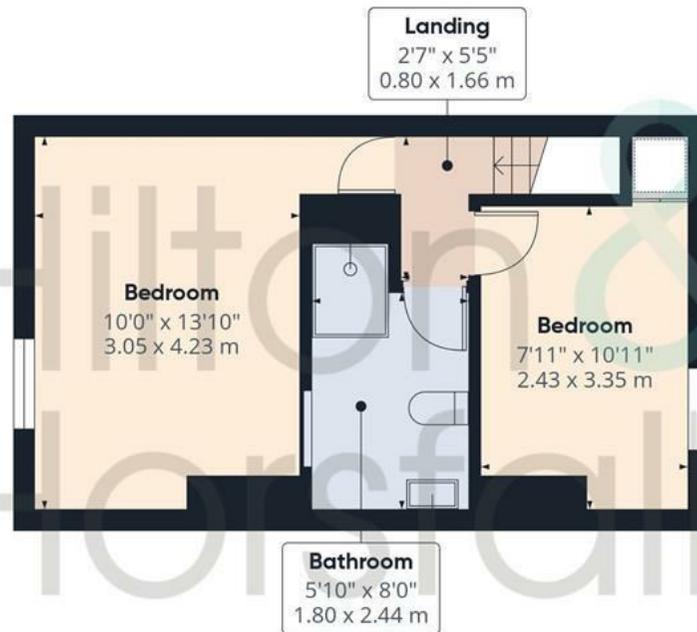
## OUTSIDE

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Ground Floor



Floor 1

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

697 ft<sup>2</sup>

64.8 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.



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