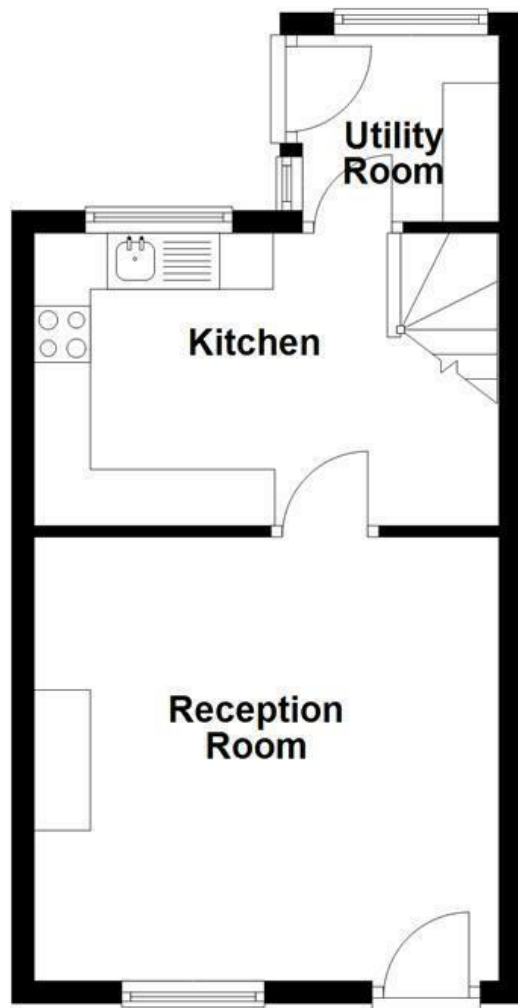


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Dean Street, Trawden, BB8 8RN

### £150,000

#### LOVELY TWO BEDROOM TERRACE IN TRAWDEN

Welcome to this pleasant terrace in the charming village of Trawden, Colne, this delightful house on Dean Street offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The well-equipped kitchen, which seamlessly connects to a convenient utility room, provides ample space for culinary pursuits and everyday tasks.

The property boasts a spacious double bedroom, ensuring a restful retreat, alongside a well-proportioned second bedroom that can serve as a guest room or a home office. The beautifully tiled shower room adds a touch of elegance and modernity, making it a lovely space to refresh and unwind.

Step outside to discover a rear garden laid to lawn, perfect for enjoying the summer weather. This outdoor space is ideal for family gatherings, barbecues, or simply soaking up the sun in a tranquil setting.

With its inviting atmosphere and practical features, this house is a wonderful opportunity for those seeking a comfortable home in a picturesque location. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations.

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Dean Street, Trawden, BB8 8RN

£150,000

**2****1****1****C**

- Mid Terraced Property
  - Contemporary Fitted Kitchen And Separate Utility Room
  - On Street Parking
  - EPC Rating: C
- Two Bedrooms
  - Three Piece Modern Shower Room
  - Tenure: Freehold
- One Reception Room
  - Rear Garden With Countryside Views
  - Council Tax Band: A

Ground Floor

Reception Room

13'7 x 13' (4.14m x 3.96m)

UPVC entrance door, UPVC double glazed window, central heating radiator, stone hearth storage cupboard, hardwood flooring and door to kitchen.

Kitchen

12'9 x 8'7 (3.89m x 2.62m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect worktops, ceramic sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, stainless steel splash back, integrated dishwasher, space for under counter fridge, under stairs storage, stairs to first floor and door to utility room.

Utility Room

5'7 x 5'2 (1.70m x 1.57m)

Three UPVC double glazed windows, plumbing for washing machine, space for dryer, space for freezer, tile effect floor and door to rear.

First Floor

Landing

6'3 x 2'7 (1.91m x 0.79m)

Loft access (boarded) and doors to two bedrooms and bathroom.

Bedroom One

13'11 x 10'10 (4.24m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 6'10 (3.30m x 2.08m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Shower Room

7'10 x 3'3 (2.39m x 0.99m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, direct feed rainfall shower in enclosure, tiled elevations and tiled floor.

External

Rear

Laid to lawn garden, paving and countryside views.

