

1 Bank Street, Trawden, Colne, BB8 8SL
Offers over £140,000
Council Tax Band: A



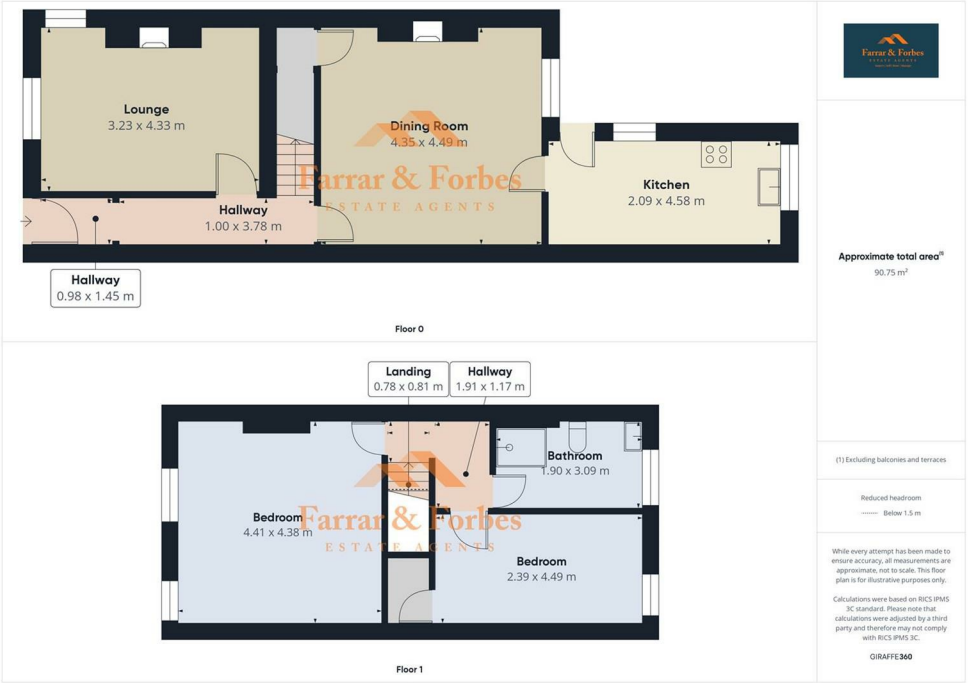
Potential on the hill! This fantastic end-terrace offers breathtaking views and an exciting opportunity for renovation. Ideally located near transport links to Burnley and surrounded by beautiful countryside walks, this property is brimming with potential.

As you step inside, the entrance vestibule leads into a welcoming hallway. The front lounge is bright and airy, featuring two large windows that flood the space with natural light and a gas fire. To the rear, the spacious dining room presents an excellent opportunity to merge with the galley kitchen, creating a modern open-plan family space. The kitchen itself is generously sized, offering ample storage and housing the combination boiler.

Upstairs, the first floor boasts a substantial double bedroom at the front with stunning hill views, alongside a well-proportioned single bedroom at the rear. The bathroom has been updated with a stylish four-piece suite, including a low-level WC, cabinet hand wash basin, quadrant bath, and a walk-in shower—all in sleek white. The loft has been partially boarded, offering additional storage and the potential for conversion.

Externally, the property benefits from a paved parking area to the side and a charming rear garden with a lawned section, providing a perfect outdoor retreat. While the driveway and garden have been in place for over 20 years, they are not officially registered on the title.

With the scope to reconfigure into a three-bedroom home, this property is a fantastic opportunity for buyers looking to add their touch.





Farrar & Forbes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 