



3 Church View, Trawden, BB8 8SA
Offers over £169,995

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom mid terraced house, situated in Trawden. Benefiting from spacious living accommodation set over 3 floors, semi-rural village located and gas central heating.

The living accommodation briefly comprises of; lounge, dining area, kitchen and small conservatory. To the first floor, 2 double bedrooms and family bathroom with access to loft room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings.

Leasehold - circa 899 years remaining

Council tax band - B

GROUND FLOOR

Lounge 13'8" x 16'8" (4.17 x 5.09m)

Carpet flooring with open aspect through to the kitchen area and staircase leading to the first floor

Dining area 11'10" x 12'11" (3.61 x 3.94m)

High quality wood effect laminate flooring with gas fireplace

Kitchen 6'3" x 12'8" (1.93 x 3.88m)

Carpet flooring with access to the conservatory. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

Conservatory

Tile flooring with access to the rear yard

FIRST FLOOR

Bedroom 11'8" x 14'6" (3.57 x 4.44m)

Carpet flooring with window to the front elevation and fitted wardrobes

Bedroom 10'10" x 13'8" (3.31 x 4.19m)

Carpet flooring with window to the rear elevation

Bathroom

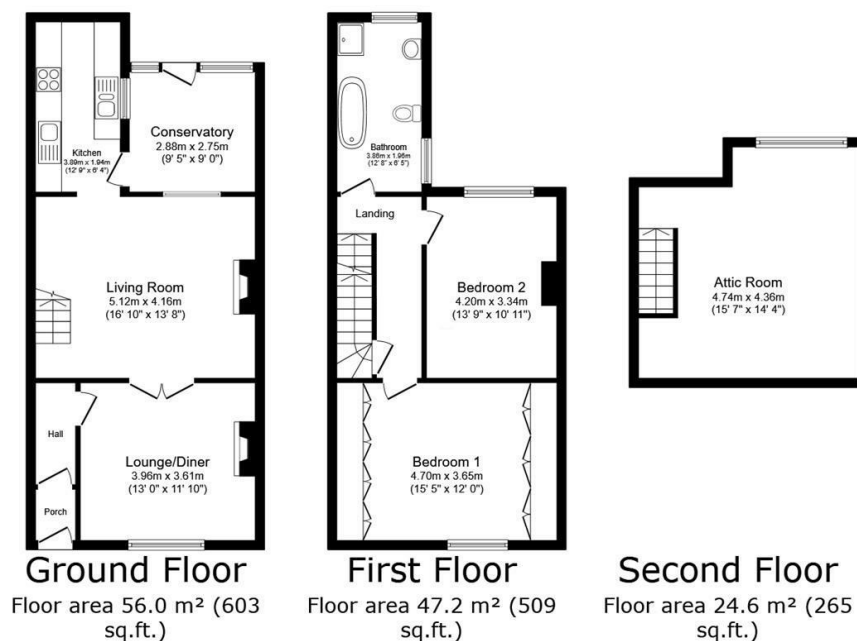
Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, spotlighting and radiator

LOFT ROOM 14'4" x 15'5" (4.38 x 4.71m)

Carpet flooring with window to the rear elevation with scenic views and storage within eaves

EXTERNAL

Roadside parking to the front of the property with small private rear yard to the rear.



TOTAL: 127.9 m² (1,376 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io