



*5 Trawden Road*

*Colne*

*Offers in the Region of: £119,950*



**Pendle Hill  
Properties**





5 Trawden Road, Colne  
£119,950 Offers in the  
Region of

A two-bedroom terraced property in Colne, close to local amenities briefly comprises a lounge, kitchen/dining room, two bedrooms, bathroom, and a rear yard.



## LOUNGE

A spacious lounge briefly comprises an electric fire with mantle, carpeted flooring, ceiling light point, radiator, and a double-glazed window to front.

## KITCHEN/DINER

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob, stainless steel sink with drainers and mixer tap, integrated oven with overhead extractor, space for a washer/dryer, and a fridge-freezer, vinyl flooring, ceiling light point, radiator, integrated storage, and a double-glazed window and upvc door to the rear of the property.

## BEDROOM ONE

A large double bedroom boasts carpeted flooring, ceiling light point, a radiator, and a double-glazed window to the front.

## BATHROOM

The family bathroom briefly comprises a bath with an overhead shower attachment, pedestal sink, low-level WC, towel warmer, ceiling light point, and vinyl flooring.

## BEDROOM TWO

The second bedroom briefly comprises carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the rear of the property.

## EXTERNAL

To the front of the property is a paved area.  
To the rear there is a back yard.

## ADDITIONAL INFORMATION

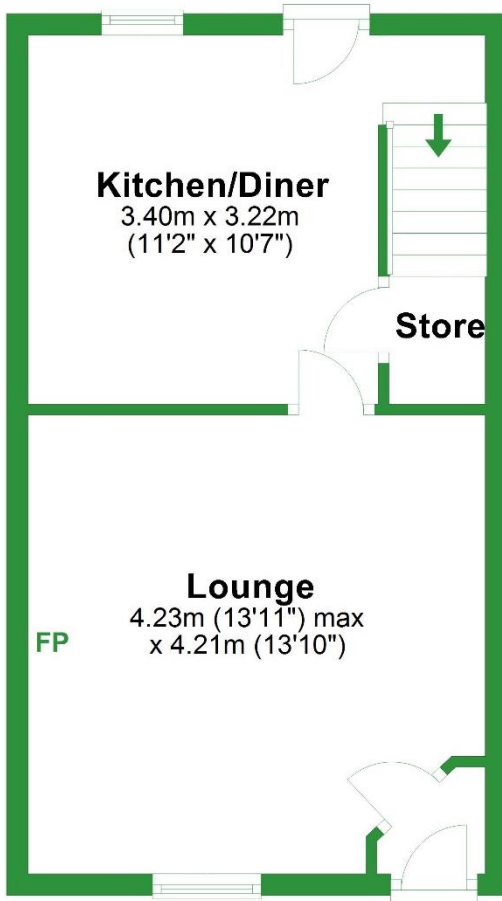
Tenure = Freehold  
Council Tax Band = A





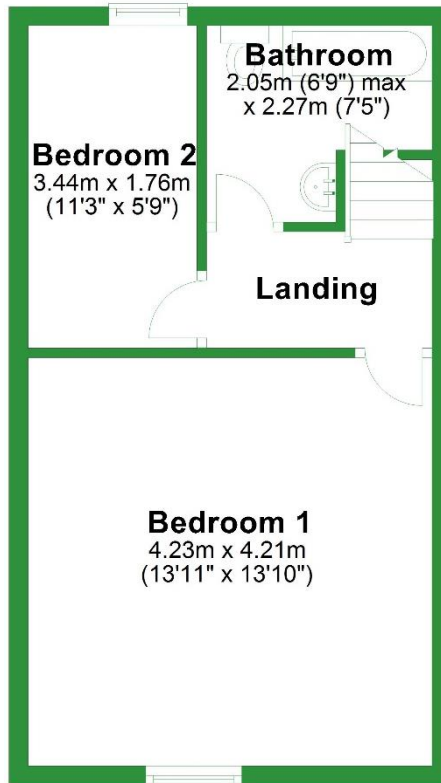
## Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 64.9 sq. metres (699.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

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