

Because life is

Petty<sup>TM</sup>  
Real

4 Becks Crossing  
Trawden  
BB8 8TF



For Sale

£65,000

- First floor apartment
- Former mill conversion
- Popular village location
- Excellent for FTB/LL
- 2 Double bedrooms

- Open plan lounge & kitchen
- Three piece bathroom in white
- SUDG, electric heating
- Private parking space
- Viewing recommended



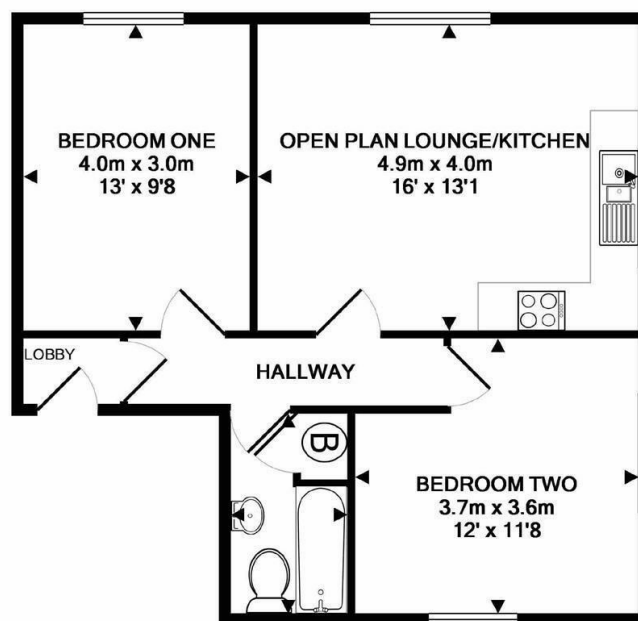
An opportunity has arisen to purchase a first floor apartment in this former mill conversion in the centre of the popular Pendleside village of Trawden.

The property presents an ideal purchase for first time buyers or buy-to-let landlords and briefly comprises, entrance hallway, good sized open plan lounge and kitchen area with the kitchen housing an excellent range of modern wall and base units with complementary work surfaces and splash backs, integrated oven and electric hob with extractor over, stainless steel sink unit and plumbing for automatic washing machine. There are two good sized double bedrooms and a modern three piece bathroom suite in white comprising bath, low level wc and pedestal hand wash basin and storage cupboard housing the hot water cylinder.

Externally, there is a private parking space.

The property benefits from the modern day comforts of sealed unit double glazing and electric heating.

\*\*\* Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements \*\*\*



TOTAL APPROX. FLOOR AREA 52.0 SQ.M. (560 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)