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3 White Lee Avenue
Trawden
BB8 8TD



For Sale

Price £325,000

- Spacious semi detached property
- Sought after village location
- Walking distance of community shop and trawden arms
- Ideal for a growing family
- Hallway, two piece cloak room

- Lounge & dining room
- Conservatory & dining kitchen
- Three bedrooms & bathroom
- Large garden to the rear
- Driveway & garage



Occupying a fabulous position situated in the popular and picturesque village of Trawden, this stone built semi detached property provides stunning three bedroom family living accommodation. The property is within easy walking distance of the community shop & Trawden arms.

Undoubtedly one of the property's unique attractions is the external area, just behind there is a lawned garden with patio area and stairs providing access to the additional garden areas accessed via a timber bridge leading to two lawned garden areas with natural stone boundary walling abutting open fields, Pendle water meanders through the garden providing a delightful and tranquil setting.

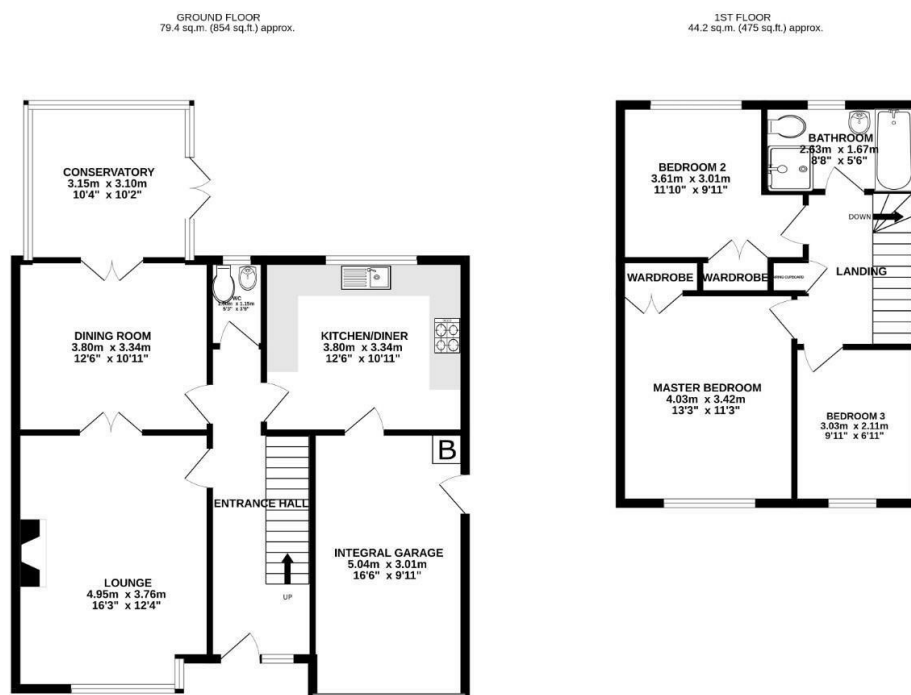
On entering the property itself you are greeted by a central entrance hallway where the staircase ascends to the first floor, to the left hand side of the hallway is a fabulous lounge with feature box bay window with open plan arrangement leading to a formal dining area and the property has benefited from a conservatory extension to the rear. The kitchen is fully fitted in white and provides access into the integral garage. On the first floor are two excellent double bedrooms together with a third small double bedroom and a modern four piece house bathroom suite in white.

Additionally the property lends itself perfectly for further extension if required, subject to the necessary planning consents being obtained, this would potentially provide four bedroom accommodation with an additional en-suite.

To the front is a double driveway providing ample off road parking and low maintenance garden. The garage has up and over door and has power & lighting as well as plumbing for automatic washing machine and houses the gas fired combination boiler.

The property is complemented by the modern day comforts of double glazing and gas fired central heating.

Early viewing appointment is recommended!



TOTAL FLOOR AREA: 123.5 sq.m. (1330 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint 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