

Because life is

Petty<sup>TM</sup>  
Real

7 River Street  
Trawden  
BB8 8QT



For Sale

Price £149,950

- Modern end terrace
- Sought after village location
- Ideal for a first time buyer or downsizer
- Entrance hall
- Lounge

- Fitted kitchen
- Two bedrooms
- Modern three piece bathroom
- Superb low maintenance rear garden
- Viewing recommended





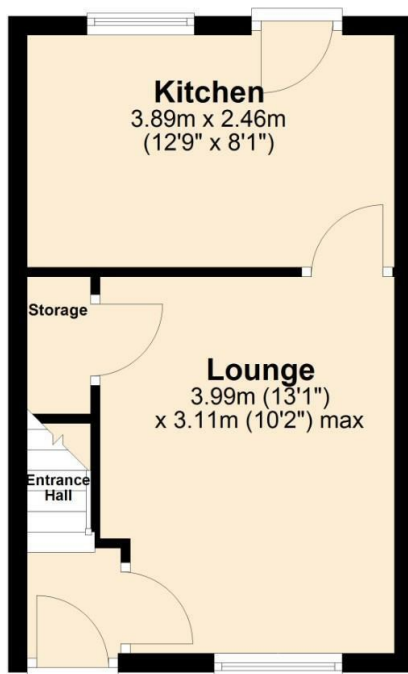
This modern two-bedroom end-terrace house on River Street in Trawden offers a stylish and comfortable living space. The property features a well-sized lounge, perfect for relaxation, along with a fitted kitchen equipped with modern amenities. The bathroom is also modern, providing a sleek and functional space, making everyday living convenient and enjoyable.

One of the standout features of this home is its superb garden, which backs onto the picturesque Trawden Brook. This outdoor space offers a peaceful and scenic area ideal for enjoying nature or entertaining guests. The garden's connection to the brook adds a unique charm, providing a tranquil setting that enhances the property's appeal.

Located in a desirable area, the house is conveniently close to local amenities, including the community shop, making day-to-day living easy and accessible. The nearby Trawden Arms pub adds to the property's charm, offering a friendly local spot for dining and socializing. Combining the traditional appeal of a terrace with modern comforts, this home is an ideal choice for first-time buyers, small families, or those looking to downsize while enjoying the benefits of village life.

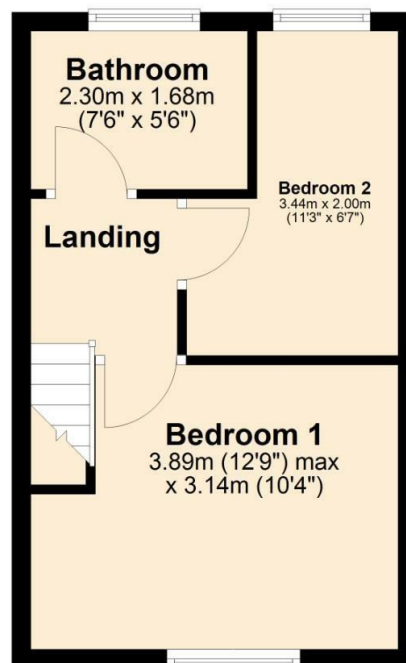
### Ground Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



### First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Total area: approx. 51.2 sq. metres (550.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.