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Real

14 Colne Road  
Trawden  
BB8 8PF



## For Sale

Reduced £170,000

- Traditional three-bedroom semi-detached home in Trawden
- Elevated position with views towards Boulsworth Hill
- Two generous reception rooms offering flexible living space
- Separate kitchen with scope for updating or redesign
- Three bedrooms to the first floor
- Shower room
- Gardens surrounding the property with landscaping potential
- No chain
- Characterful setting close to open countryside
- Convenient access to Colne and local village amenities





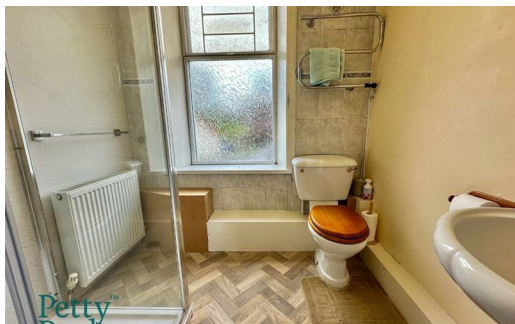
Set in the picturesque village of Trawden, this traditional three-bedroom semi-detached home enjoys an elevated position with attractive views towards Boulsworth Hill. The property combines character, generous room sizes and outdoor space, making it an appealing prospect for a range of buyers seeking a village setting close to open countryside.

A welcoming entrance leads to two well-proportioned reception rooms. The front room offers a cosy space for everyday living, while the second reception at the rear provides flexibility for use as a dining room, family room or lounge. Both rooms benefit from good natural light and retain a homely feel suited to family life or entertaining guests.

The separate kitchen is positioned to the rear and provides a practical layout with access to the garden. There is scope for modernisation or reconfiguration to suit individual tastes, with the current footprint offering a solid base for improvement or extension, subject to any necessary permissions.

On the first floor there are three bedrooms, including two doubles and a comfortable single. Many windows enjoy pleasant outlooks, particularly those facing towards Boulsworth Hill, enhancing the sense of rural charm. A family bathroom serves the accommodation.

Externally, the property features gardens that frame the house and offer potential for landscaping, seating areas or play space. Although there is no driveway, on-street parking is available nearby, and the location provides a peaceful village atmosphere within easy reach of Colne and surrounding amenities.



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