





Hilton &  
Horsfall

BB8 7BU

## Trawden Road, Colne

### Offers In The Region Of £114,950

Located at Trawden Road, Colne, this property is at the heart of a vibrant community. It offers easy access to local amenities such as the popular Alma Inn and Trawden Arms bars, perfect for social gatherings or a relaxing evening out. The property is also just a stone's throw away from Park High School, making it an excellent choice for families with school-age children. Nature lovers would appreciate the property's proximity to Ball Grove Park, a serene retreat offering beautiful green spaces for recreation and relaxation. This sought-after location benefits from a combination of convenience, education, leisure, and tranquility, making it an ideal place to call home.







## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### **LIVING ROOM 13'11" x 14'2" (4.267m x 4.339m )**

A family sized living room having space for settees, television point, 1x central heating radiator, uPVC double glazed window to the front elevation and uPVC door leading out to the front forecourt.

#### **KITCHEN 11'1" x 9'9" (3.400m x 2.992m )**

Offering a range of fitted wall and base units with contrasting worktops over, plumbing for a washing machine, space for a tumble dryer, inset sink with chrome mixer tap, Lamona oven / grill, Lamona 4 ring induction hob with chrome extractor hood above, space for a fridge / freezer, under stairs storage cupboard, uPVC double glazed window to the rear elevation and door leading out to the rear yard. 3.400m x 2.992m

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### **BEDROOM ONE 14'0" 11'5" (4.282m 3.498m)**

A bedroom of double proportions with integrated storage cupboards, space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### **BEDROOM TWO 11'0" x 5'11" (3.369m x 1.814m )**

A bedroom of single proportions with integrated storage cupboards, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### SHOWER ROOM

A contemporary three piece suite comprising of: corner shower cubicle, sink in vanity unit, push button w.c, 1x central heating radiator, air extraction fan and uPVC double glazed frosted window to the rear elevation.

### EXTERNALLY

Externally to the front elevation there is an enclosed forecourt. To the rear elevation there is a spacious yard.

### LOCATION

Nestled amidst the rolling hills of Lancashire's countryside, Trawden offers a picturesque retreat for those seeking a tranquil yet thriving community atmosphere. Living in Trawden means embracing a slower pace of life while enjoying the beauty of nature right at your doorstep. The village boasts a strong sense of community spirit, with local events, festivals, and gatherings fostering connections among residents. Trawden's charming streets are dotted with quaint shops, traditional pubs, and friendly cafes, providing all the essentials for everyday living. Nature lovers will find endless opportunities for outdoor adventures, from scenic hikes along the Pendle Way to peaceful picnics in the nearby countryside. Additionally, Trawden's convenient location offers easy access to major roadways, making it ideal for commuters and providing access to nearby towns and cities. Whether you're drawn to its natural beauty, sense of community, or peaceful ambiance, Trawden offers the perfect blend of rural living and modern comforts.

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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## OUTSIDE

Externally to the front elevation there is an enclosed forecourt. To the rear elevation there is a spacious yard.







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