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Keenans









Colne Road, Trawden, BB8 8NX

Offers Over £250,000

A DESIRABLE TWO BEDROOM DETATCHED COTTAGE

Located in the charming village of Trawden, this delightful two-bedroom cottage on Colne Road offers a perfect blend of comfort and picturesque surroundings. The property boasts stunning views that enhance the tranquil atmosphere, making it an ideal retreat for those seeking a peaceful lifestyle.

As you approach the cottage, you will appreciate the convenient parking available to the side of the property. The wrap-around garden is a true highlight, providing ample space for outdoor enjoyment, whether it be for gardening, entertaining, or simply soaking in the serene landscape.

Upon entering the ground floor, you are welcomed into a spacious living kitchen area that is perfect for both cooking and socialising. The separate utility room adds practicality to daily living, ensuring that chores are easily managed.

Venturing to the first floor, you will find two well-proportioned bedrooms that offer comfort and privacy. The bathroom is conveniently located nearby, catering to the needs of the household. Additionally, the property features a versatile office space, ideal for those who work from home or require a quiet area for study. A snug area provides a cosy retreat, perfect for relaxation

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- Characterful Detached Cottage
- Snug & Office
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Four Piece Bathroom
- Freehold
- Open Plan Living Kitchen
- Wrap Around Garden
- Council Tax Band C

Ground Floor

Open Plan Living Kitchen

17'5 x 14'2 (5.31m x 4.32m)

Hardwood front entrance door, two UPVC double glazed windows, central heating radiator, cast iron log burning stove with stone surround, space for cooker, ceramic sink with drainer, stairs to the first floor and door to the utility.

Utility Room

13' x 5'10 (3.96m x 1.78m)

Two UPVC double glazed windows, central heating radiator, Baxi boiler, plumbing for washing machine, space for fridge freezer and tile effect flooring.

First Floor

Landing

21'2 x 6'1 (6.45m x 1.85m)

UPVC double glazed window, central heating radiator and doors to two bedrooms, bathroom and storage.

Bedroom One

11'2 x 10'4 (3.40m x 3.15m)

UPVC double glazed window, central heating radiator, wall mounted gas fire, doors to office and snug and UPVC double glazed door to the porch.

Snug

15'3 x 13'11 (4.65m x 4.24m)

Two UPVC double glazed windows, central heating radiator, gas fire with stone surround, picture rail and coving.

Porch

8'8 x 6'4 (2.64m x 1.93m)

Four UPVC double glazed windows, lino flooring, UPVC frosted door to the side elevations and hardwood single glazed door to the rear.

Office

10' x 8'8 (3.05m x 2.64m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

13'9 x 10'6 (4.19m x 3.20m)

UPVC double glazed window and central heating radiator.

Bathroom

10'4 x 6'9 (3.15m x 2.06m)

Two UPVC double glazed frosted windows, central heating radiator, low basin WC, vanity top wash basin, tile panelled bath, panelled elevations and wood effect flooring.

External

Rear

Enclosed laid to lawn garden with stone paving, planted beds and a shed.

















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