



9 Lambert Street

Trawden, Colne

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- End Terraced
- 3 Bedrooms + 2 Bathrooms
- Gas Central Heating
- uPVC Double Glazing
- New kitchen with integrated appliances
- New roof 10 years ago
- Rear yard with indian stone paving

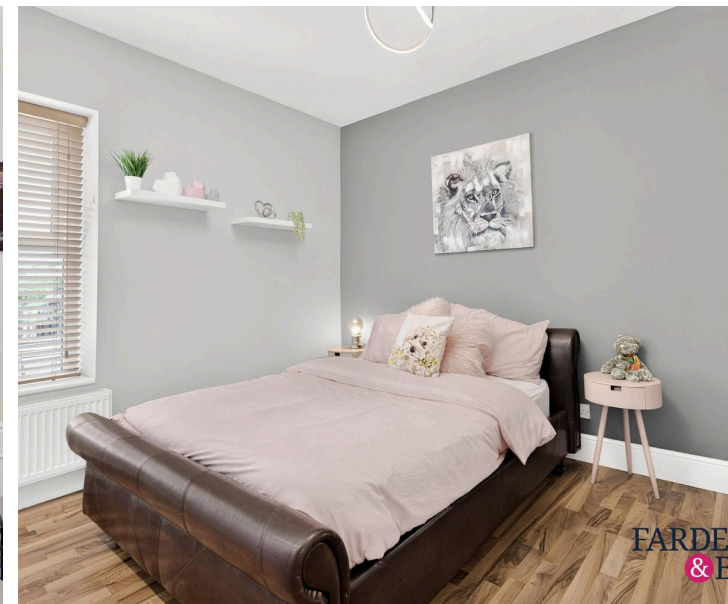
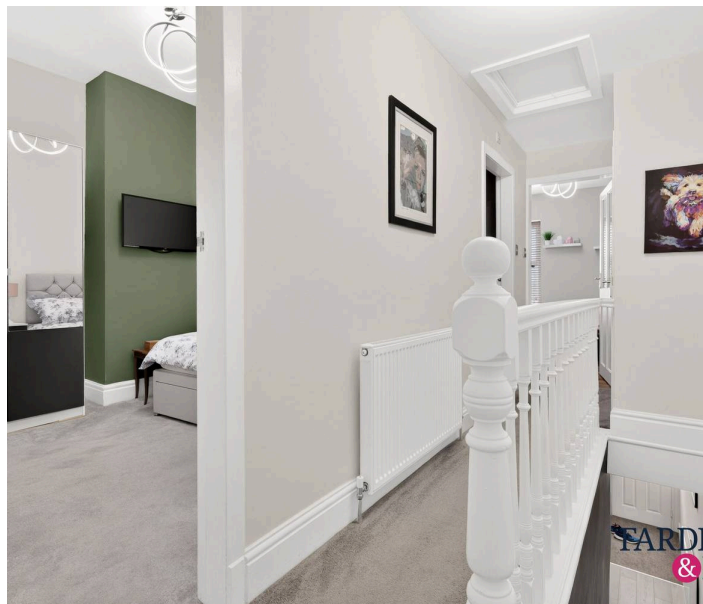


Property Description

This beautifully presented three bedroom stone-built end terrace has been fully renovated throughout, offering stylish interiors, generous room proportions and a finish that feels ready to move straight into. The ground floor opens with a welcoming entrance hallway leading into a bright lounge, complete with modern décor, feature fireplace and attractive flooring flowing through to the family dining room. The dining space offers excellent flexibility, with room for entertaining, family use or working from home, while the sleek fitted kitchen includes high-gloss units, integrated appliances, contemporary worktops and striking blue feature wall. To the first floor, the property offers three well-presented bedrooms, including a spacious main bedroom with its own three-piece en-suite shower room. The remaining bedrooms are tastefully decorated and supported by a modern family bathroom with bath, WC and wash basin.

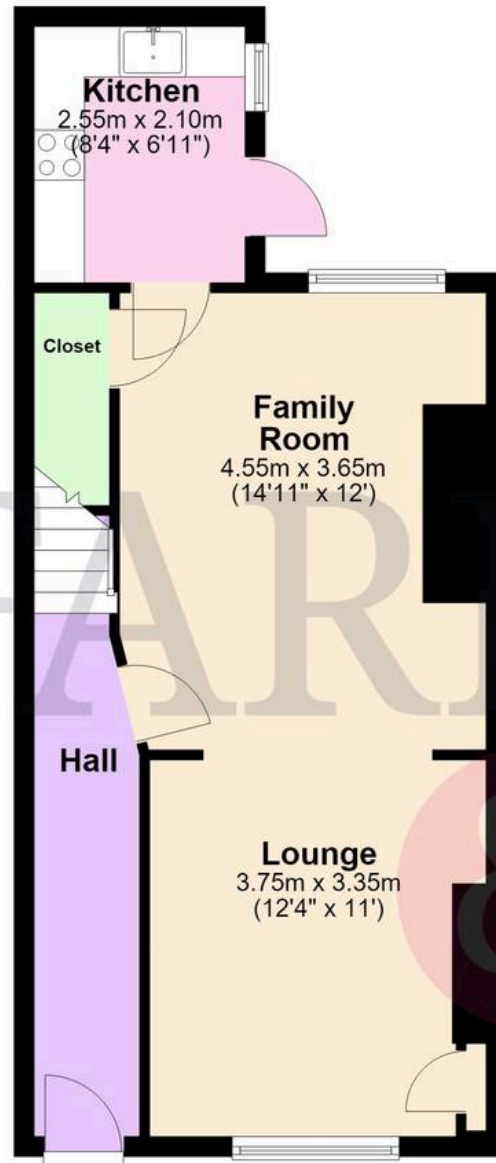
AML

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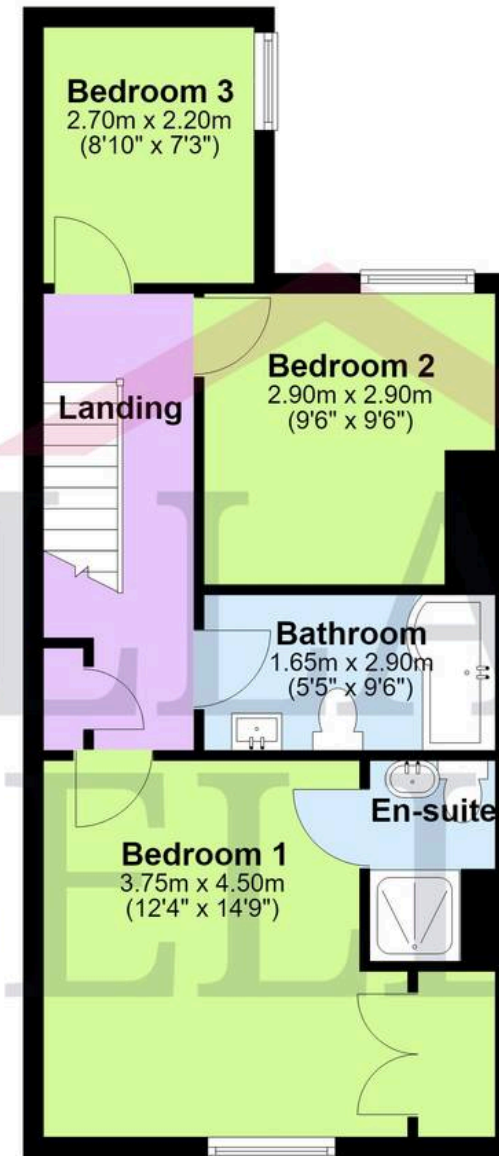




Ground Floor



First Floor



Total area: approx. 87.7 sq. metres (943.9 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

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Plan produced using PlanUp.

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YARD

To the rear, the property benefits from a beautifully presented enclosed courtyard, finished with attractive Indian stone paving and bordered by exposed stone walls, giving the space a lovely private and characterful feel. The yard has been designed to be low maintenance while still offering a usable outdoor seating area, ideal for morning coffee, evening drinks or a small bistro-style setup. Steps lead up to a secure timber gate, providing access to the rear, while exterior wall lights add a smart finish and make the space feel welcoming in the evening. The neutral rendered walls, dark timber detailing and stonework all tie together well, creating a stylish outdoor area that complements the finish of the home internally.

ON STREET

1 Parking Space



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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