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28 Forest Bank  
Trawden  
BB8 8NH



## For Sale

- Modern semi detached home
- 3 Bedrooms
- Highly sought after village
- Ideal for a family
- Entrance hallway

## Offers Over £215,000

- Lounge diner
- Fitted kitchen
- Three piece bathroom
- Driveway, garage & garden
- No chain



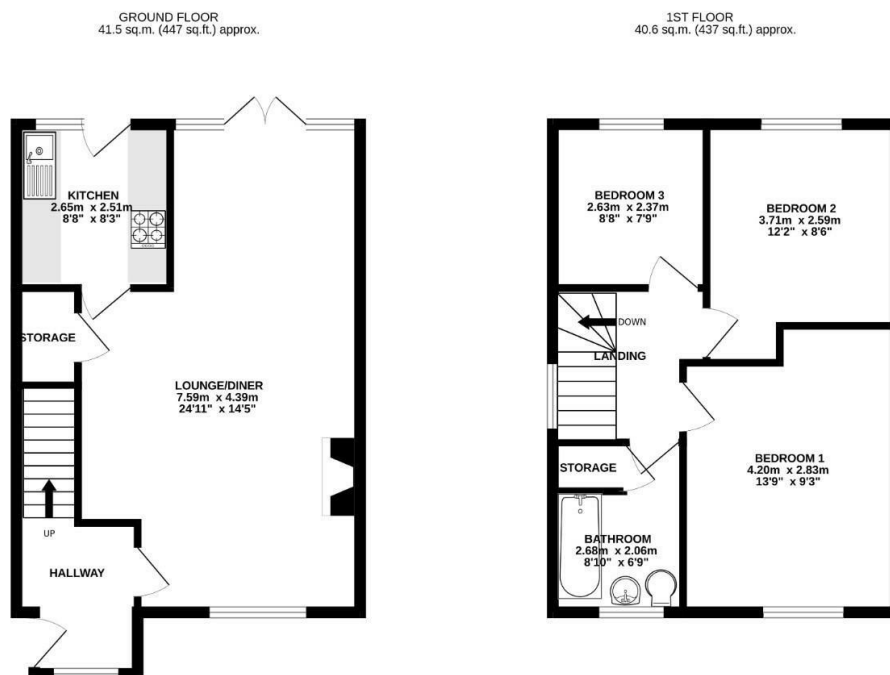
Situated in the heart of the picturesque and highly sought-after village of Trawden, this spacious semi-detached home enjoys a prime position within walking distance of Trawden Forest Primary School, the popular Trawden Arms, and the well-used Trawden Community Library & Shop. Offering generous living space and a superb setting, this property would make an ideal purchase for a growing family seeking village life with everyday amenities close at hand.

The accommodation is well proportioned throughout and begins with an inviting entrance hallway, complete with staircase access to the first floor. The main living space is a spacious lounge diner, providing a comfortable and versatile area for both relaxing and entertaining. A living flame gas fire creates a cosy focal point, while UPVC French doors allow natural light to flood in and provide direct access to the rear garden. There is also a useful understairs storage cupboard, ideal for coats and household essentials.

The separate fitted kitchen is well arranged and features a range of wall and base units with contrasting work surfaces and splashbacks. Additional features include a stainless steel sink unit, integrated oven and hob, and ample space for further appliances, making it a practical and functional space for day-to-day family life.

To the first floor, the landing leads to three excellent-sized bedrooms, offering flexible accommodation for families, guests, or those working from home. The house bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal hand wash basin, and a bath with shower over. A useful built-in storage cupboard adds further convenience.

Externally, the property benefits from a garden area to the front. To the rear, there is a sizeable and private garden laid mainly to lawn with a patio seating area, backing directly onto Trawden Brook and providing a pleasant open outlook. Adjacent to No. 26 is a garage with an up-and-over door, along with off-road parking.



**TOTAL FLOOR AREA - 82.1 sq.m. (883 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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