

Because life is

PettyTM
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



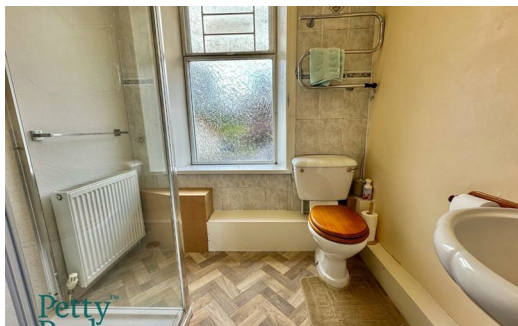
Set in the picturesque village of Trawden, this traditional three-bedroom semi-detached home enjoys an elevated position with attractive views towards Boulsworth Hill. The property combines character, generous room sizes and outdoor space, making it an appealing prospect for a range of buyers seeking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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.