

BROOKLYN  
BURNLEY ROAD  
TRAWDEN  
BB8 8PN



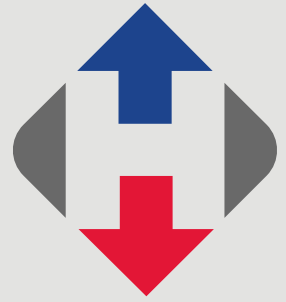
Offers around £175,000



- Mature detached true bungalow
- Ideal for developer or cash buyer
- Open-plan lounge & dining room
- Double bedroom & shower room
- Attractive fitted kitchen
- Driveway & gardens
- Stunning countryside views
- 56m<sup>2</sup> (600 sq ft) approx.

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**An attractive mature detached true bungalow situated close to the centre of this popular village on an elevated plot with lovely views across open countryside. The desirable property has an open porch, open-plan lounge and dining area, fitted kitchen, master double bedroom and 3-piece shower room.**



**Externally, wrought iron gates lead to a tarmac driveway and there are well-stocked gardens to the front, side and rear. The land to the side extends down the hill to Beardshaw Beck.**

**The property would be ideal for a developer or cash buyer.**

**LOCATION:** Trawden is a popular village offering an attractive countryside location with good access to Colne and the M65 motorway. The village has a church, primary school, public house and community centre. Viewing is essential.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through open porch, PVC doorway leading to open-plan dining room and lounge.

**OPEN-PLAN DINING ROOM AND LOUNGE:**

**DINING ROOM:** 3.5m x 3.6m (11'4" x 11'9"); with bay window to the front and window to the side offering stunning views across open countryside, coved cornicing and open to lounge area.

**LOUNGE:** 3.7m x 3.7m (12'3" x 12'3"); with coved cornicing, television point, feature fireplace and wall light points.

**KITCHEN:** 4.7m x 2.4m (15'3" x 8'0"); with a fitted range of cream wall and base units with

complementary laminate work surfaces and tiled splashback. One bowl stainless steel sink unit with mixer tap, space for a fridge-freezer, gas cooker, plumbing for a washing machine, half-glazed PVC door leading to garden, coved cornicing and side window with views across open fields.

**BEDROOM:** 3.7m x 3.0m (12'2" x 9'11"); with feature bay window, built-in wardrobe with storage cupboards over and feature beams.

**SHOWER ROOM:** 3-piece white suite comprising low-suite w.c. with push button flush, pedestal wash-hand basin with chrome taps and corner shower enclosure with chrome mixer shower, fully tiled walls and airing cupboard housing Baxi combination central heating boiler.





**OUTSIDE:** The property is approached through wrought iron gates leading to a tarmacked driveway providing private parking. There is a front lawn with mature tree, planting and flowerbeds. To the side is a good-sized garden with lawn, planting borders and shrubs with a pathway and steps leading down to a second garden area which adjoins Beardshaw Brook and has outlooks across open fields. There is a rear garden area with paved patio and planting borders.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity and gas are connected. Drainage is provided by a septic tank.

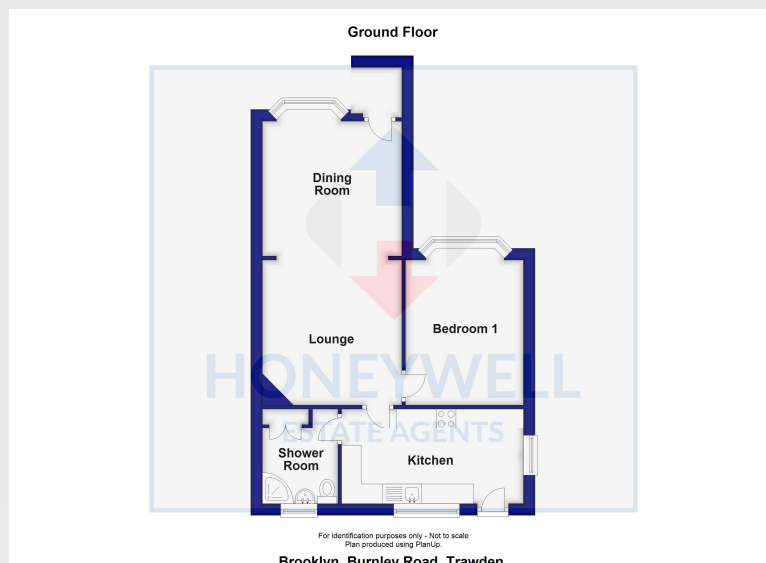
**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of this property is D.

**VIEWING:** By appointment with our office.

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*Brooklyn, Burnley Road, Trawden, BB8 8PN  
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