

THE OLD VICARAGE
BURNLEY ROAD
TRAWDEN
BB8 8PN

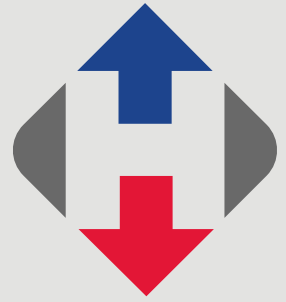
£335,000



- Spacious detached true bungalow
- Plot adjoining open fields
- 4 bedrooms, 3-piece bathroom
- Large lounge with dining area
- Fitted kitchen and utility room
- Driveway with ample parking, garage
- Prime location with views
- 172m² (1,850 sq ft) approx.

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A spacious detached true bungalow set on a large plot in this lovely location with attractive views and adjoining an open field. The property is in basic condition but offers fantastic potential to create a beautiful home. There are two reception rooms, four bedrooms, a kitchen, utility, cloakroom and bathroom. Externally wrought iron gates lead to a large drive which provides ample parking and turning space. There is a single attached garage and surrounding lawned gardens offering privacy and pleasant outlooks.



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.

LOCATION: Travelling through Trawden from the Colne direction on the B6250 proceed straight on through the village. Pass the Trawden Arms on the left-hand side and proceed up the hill. When St Mary's Church is in front turn to the right of the church into Burnley Road and the bungalow is first on the left after the church.

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

ENTRANCE HALL: Spacious hallway with PVC front door.

CLOAKROOM: With a 2-piece white suite with low suite w.c. and pedestal wash-hand basin.

STUDY/SITTING ROOM: 6.2m x 3.3m narrowing to 3.0m (20'2" x 10'9" narrowing to 9'9"); with windows to front and rear elevation.

INNER HALLWAY: With double airing cupboard.

LOUNGE WITH DINING AREA: 7.5m x 3.8m (24'5" x 12'6"); with 3 large windows with

excellent outlooks across open fields and the gardens, television point, fitted gas fire with stone hearth and surround.

KITCHEN: 4.7m x 3.2m (15'6" x 10'6"); with a fitted range of wood-effect wall and base units with complementary work surface and tiled splashback, two bowl stainless steel sink unit, gas cooker, space for a fridge-freezer, plumbed for a dishwasher, walk-in pantry with shelving and attractive outlooks across an open field.

UTILITY ROOM: 3.3m x 2.1m (10'8" x 7'0"); with fitted base cupboards with complementary laminate work surface, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer and freezer, wall-mounted Vaillant combination central heating boiler.





BEDROOM ONE: 4.9m x 3.6m (15'11" x 11'10"); with fitted wardrobes with storage cupboards over, pedestal wash-hand basin and outlooks across open fields.

BEDROOM TWO: 3.5m x 3.6m (11'4" x 11'10"); with fitted wardrobes with cupboards over, pedestal wash-hand basin and attractive outlooks.

BEDROOM THREE: 3.8m x 2.9m (12'7" x 9'8"); with built-in wardrobes.

BEDROOM FOUR: 4.4m x 3.3m (14'5" x 10'8"); with fitted shelving, attractive outlooks and glazed door opening onto the garden.

BATHROOM: 3-piece white suite comprising low suite w.c., pedestal wash-hand basin and panelled bath with Mira thermostatic shower over and part-tiled walls.

ATTACHED SINGLE GARAGE: With up-and-over door and window to rear.

OUTSIDE: The property is approached through wrought iron gates to a large tarmac driveway providing ample parking and turning.



There are surrounding lawned garden areas to the front, side and rear with boundary fencing and attractive outlooks across open fields.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

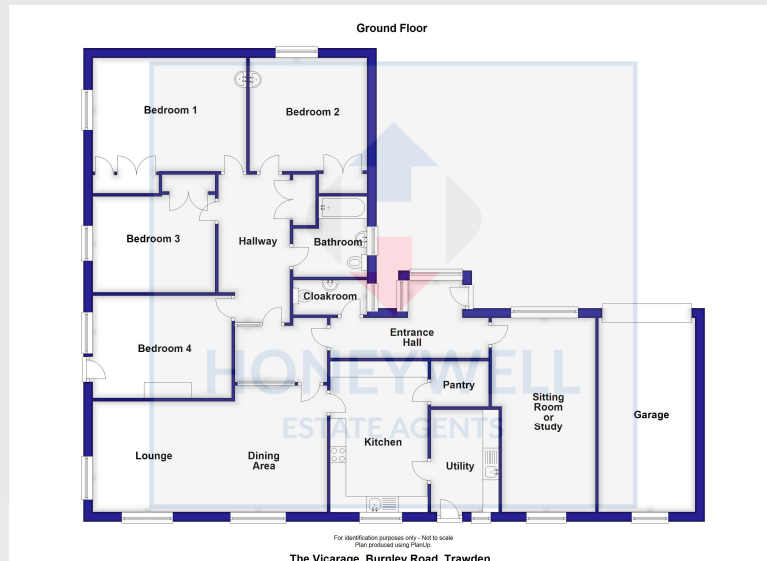
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EPC: Rating D.

VIEWING: By appointment with our office.

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The Vicarage, Burnley Road, Trawden

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