



**Clifford  
Smith &  
Buchanan**

Estate Agents  
Legal Services

**8 Lachman Road, TRAWDEN, Lancashire. BB8 8TA**

**CHAIN FREE £220,000 Freehold**

**SOLD STC**



## PROPERTY DESCRIPTION

A detached true bungalow in a good sized plot, located in the highly sought after village of Trawden. The accommodation offers a pleasant sitting room with space for a dining area, fitted kitchen, two double bedrooms and bathroom. A good sized drive provides ample off road parking/space for a caravan and the property has attractive gardens to both the front and rear elevations.

Gas central heating run from a combination boiler which is approximately two years old and UPVC double glazing.

The village offers good local amenities including a Doctor's surgery, community centre and village store, library and traditional inn. A regular bus service is in operation and further shopping facilities at Heifer Lane and Colne town centre can be reached within minutes by car.

Viewing is highly recommended.

## FEATURES

- DETACHED TRUE BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- GOOD SIZED DRIVE PROVIDING AMPLE OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- SPACIOUS SITTING ROOM
- ATTRACTIVE GARDENS TO THE FRONT & REAR
- VIEWS OVER COUNTRYSIDE



## ROOM DESCRIPTIONS

### Entrance Vestibule

UPVC double glazed entrance door.

### Hall

Radiator and access to the part boarded loft.

### Sitting Room

17' 7" x 12' 6" (5.37m x 3.80m) A lovely light sitting room with space for a dining area. UPVC double glazed window with an open aspect and overlooking the front garden. Marble fireplace with gas fire, two radiators and wall light points.

### Kitchen

9' 10" x 8' 8" (3.00m x 2.64m) Fitted with white fronted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps and plumbing for automatic washing machine. Gas cooker point, storage cupboard housing the gas combination boiler, UPVC double glazed window and external door.

### Bedroom One

12' 6" x 10' 2" (3.80m x 3.10m) UPVC double glazed window overlooking the rear garden. Radiator.

### Bedroom Two

11' 5" x 10' 2" (3.48m x 3.10m) UPVC double glazed French doors leading out to the rear garden. Radiator.

### Bathroom

Housing a three piece suite incorporating a double walk-in shower with electric shower, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window.

### Gardens and Grounds

Lawned garden to the front elevation with planted borders. A paved drive provides off road parking for 2-3 cars. To the rear of the property is a good sized garden with a large paved patio with views of the countryside beyond. Part of the garden is laid to lawn with planted beds and borders. Timber garden shed.

### Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



**Clifford  
Smith &  
Buchanan**

Estate Agents







**Zoopla**

**rightmove** 



**The Law  
Society**



**Clifford  
Smith &  
Buchanan**

**Colne**  
1, Market Street, Colne, BB8 0LJ

**01282 860606**  
[hello@cs-b.co.uk](mailto:hello@cs-b.co.uk)

Clifford Smith and Buchanan is a trading name of Guardian Wills and probate Services Ltd which is authorised and regulated by the Solicitors Regulation Authority (564782) and The Property Ombudsman Approved Redress Scheme (E01552)