



Est 2002

Broden Lloyd

Lettings & Property Management

BL



24 Lanehouse, Trawden, Colne, Lancashire, BB8 8SN

PCM £750 PCM

We are delighted to offer this larger than average 3 double bedroom end terrace property in Trawden.

The property is set over 3 floors and comprises of, garage utility and kitchen to ground floor, Lounge with dual aspect, bathroom and bedroom one to first floor, two further double bedrooms to second floor.

The property enjoys fabulous views out to the local countryside.

Viewing is essential.

Dining Kitchen 12'11" x 9'8" (3.94m x 2.95m)

Comprising of a range of wall and base units with contrasting work surfaces and tiling to rear. 2x UPVC double glazed patio doors leading out to the rear, electric oven, 4-ring gas hob, air extraction hood over, inset double sink with a chrome mixer tap, integrated dishwasher and integrated fridge.



Ground Floor WC

Wall mounted sink, WC, tiled flooring.

Utility / Garage

Wall and base units, inset sink, combi boiler, plumbing for a washing machine and tumble dryer, power and lighting.

Electric door.

First Floor Landing

Lounge 16'10" x 9'7" (5.13m x 2.92m)

Having beautiful views out to open countryside this property has the benefit of patio doors and a window to the side elevation. Electric wall mounted fire, coving and television point.



Bedroom One 12'5" x 9'5" (3.78m x 2.87m)

UPVC double glazed window, radiator.



Bathroom

A 3-piece bathroom suite comprising of: a push button w.c, pedestal sink with a chrome mixer tap, panelled bath with a centre mixer tap, over head shower with glass shower screen, fully tiled floor to ceiling, recessed spot lights, 1x chrome radiator and a uPVC double glazed frosted glass window .



Second Floor Landing

Wired smoke detector

Bedroom Two 13'9" x 12'11" (4.19m x 3.94m)

Television point, 1x radiator and 1x velux window



Bedroom Three 17'0" x 12'9" (5.18m x 3.89m))

1x radiator and 2x velux windows



Externally

Externally to the front is access to the integral garage via an electric garage door. To the rear is an enclosed garden with a raised decked area offering open aspect views, leading down to a paved patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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