



Hilton &
Horsfall



Holme Crescent
Trawden, Lancashire BB8 8RE
Offers In The Region Of £149,950

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Located in the pretty village of Trawden this spacious dwelling comprises of Lounge, Dining Room, Kitchen, 4 bedrooms (en suite to master), downstairs W.C., House Bathroom, off Road Parking for 4 cars and gardens to front, side and rear.

The house is conveniently located within a 5 minute drive of the bustling Colne Town Centre, and a similar distance drive to the M65 Motorway Network offering easy access to Burnley, Preston, Manchester and beyond.



MAIN DESCRIPTION

Located in the pretty village of Trawden this spacious dwelling comprises of Lounge, Dining Room, Kitchen, 4 bedrooms (en suite to master), downstairs W.C., House Bathroom, off Road Parking for 2 cars and gardens to front, side and rear.

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LOUNGE 21'6" x 10'2" (6.555 x 3.118)
Great size Lounge area with Patio doors to both front and rear elevation offering ample natural light, feature tile fireplace with contemporary electric Fire, radiator, grey carpet.

DINING ROOM 14'9" x 12'10" (4.515 x 3.923)
To front elevation and comprising radiator, UPVC window overlooking the front garden, laminate flooring.

KITCHEN 14'9" x 8'2" (4.517 x 2.513)
Offering a range of wall, base and drawer units in beech effect with contrasting work surfaces, Worcester Combi boiler, UPVC window overlooking rear garden, plumbing for automatic washing machine.

DOWNSTAIRS W.C.
Low level W.C. in white.

FIRST FLOOR

BEDROOM 1 10'3" x 15'1" (3.135 x 4.616)
large master bedroom to front elevation with UPVC window overlooking front garden, radiator, and large en-suite comprising panelled bath, hand wash basin, low level w.c. and modern heated towel rail.

BEDROOM 2 11'10" x 9'8" (3.609 x 2.971)
Double bedroom to rear elevation comprising UPVC window and central heating radiator.

BEDROOM 3
Double bedroom to front elevation with feature fire place, UPVC window and central heating radiator.

BEDROOM 4 6'9" x 8'9" (2.080 x 2.674)

Single bedroom to front elevation with UPVC window and radiator.

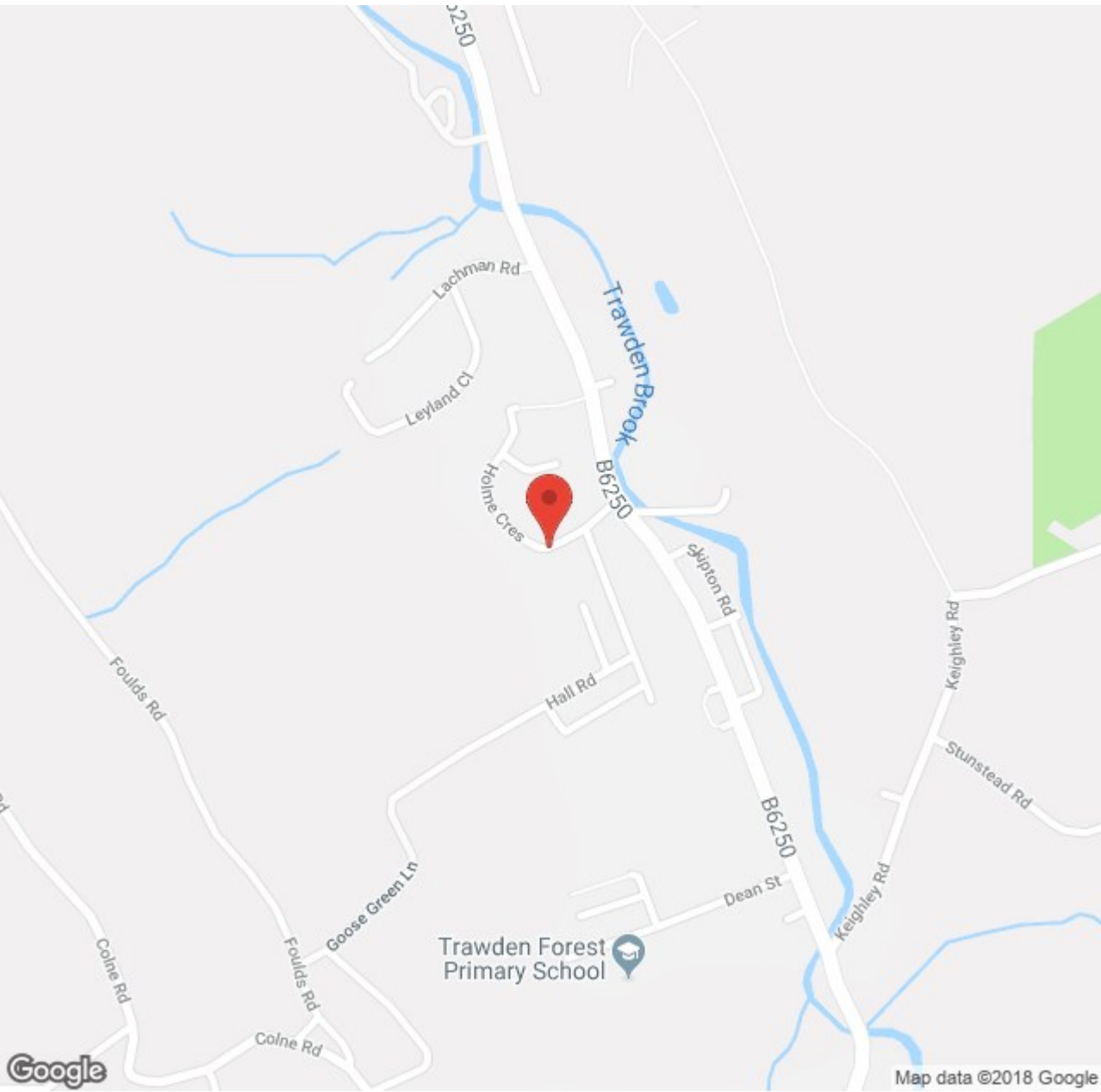
HOUSE BATHROOM
Modern house bathroom with shower enclosure, low level W.C., hand wash basin, partially tiled.

EXTERNALLY
To the front of the property is off road parking for 2 vehicles. There are lawned areas to front, and rear, and a storage shed to rear.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		