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13 Leyland Close  
Trawden  
BB8 8TB



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## For Sale

- Sought-after residential location in the village of Trawden
- Offered for sale with no onward chain
- Entrance hallway with two-piece WC
- Spacious lounge diner ideal for family living
- Modern fitted kitchen with ample storage
- Conservatory with insulated roof for year-round use

## Offers In The Region Of £255,000

- Three well-proportioned double bedrooms
- Modern three-piece shower room and first-floor storage cupboard
- Double driveway, low-maintenance rear garden
- Raised decking, and insulated summer house with double-glazed sliding doors



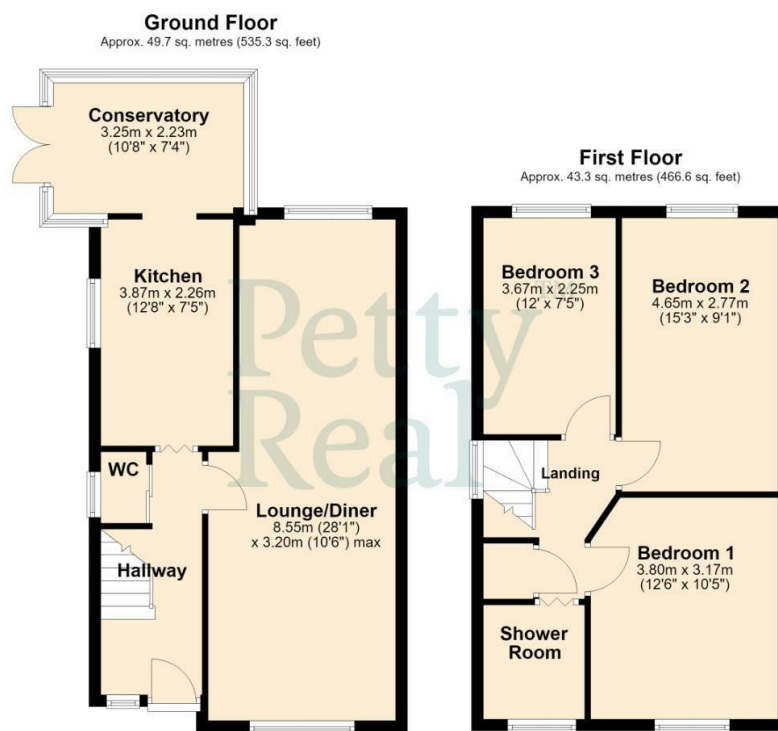
Situated within the highly sought-after village of Trawden, this well-presented three-bedroom home offers spacious accommodation throughout and is available with the added benefit of no onward chain. Enjoying an attractive position with views towards the surrounding countryside, the property is ideal for families, downsizers, or those seeking a peaceful village setting.

The accommodation begins with an entrance hallway providing access to a convenient two-piece WC. The generous lounge diner offers an excellent space for both relaxing and entertaining, with ample room for dining furniture. To the rear is a modern fitted kitchen incorporating a range of contemporary units and work surfaces.

Adjacent to the kitchen is a delightful conservatory featuring an insulated roof, creating a comfortable additional reception space that can be enjoyed throughout the year. The conservatory enjoys pleasant views over the rear garden and provides direct access outside.

To the first floor, the landing includes a useful storage cupboard. There are three well-proportioned double bedrooms, two of which are positioned to the rear and benefit from lovely views towards the iconic Bousworth Hill. Completing the accommodation is a modern three-piece shower room fitted with contemporary fixtures and fittings.

Externally, the property offers a double driveway providing ample off-road parking. To the rear is a low-maintenance garden incorporating raised decked seating areas, ideal for outdoor entertaining. A particular highlight is the insulated summer house featuring double-glazed sliding doors, creating a versatile space suitable for a home office, hobby room, or relaxing retreat. An excellent opportunity in a desirable village location.



Total area: approx. 93.1 sq. metres (1001.9 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)