

**Sally
Harrison**
ESTATE AGENTS

Offers Around £229,950 Freehold



9 Lachman Road, Trawden, Lancashire

BB8 8TA



PROPERTY DESCRIPTION

Located in the highly sought after village of Trawden, this extremely appealing detached bungalow provides well proportioned living space and an early viewing is strongly recommended so not to be missed. Situated in a charming cul-de-sac position, off Skipton Road, with the garden at the rear offering a good degree of privacy, this delightful abode also has the advantage of tandem off road parking for three or four cars.

The bungalow is well presented and maintained, has pvc double glazing and gas central heating and the accommodation briefly comprises, an entrance hallway, with a built-in cloaks cupboard, a pleasant, very spacious lounge, with a wall mounted gas fire, an inner hall, with a built-in cupboard and a good sized kitchen, allowing ample space for a dining table, fitted with wood fronted units and a built-in electric oven and a gas hob with an extractor hood over. There are two double bedrooms, the larger of the two having fitted wardrobes incorporating shelves and drawers, and the second bedroom having a patio door opening into the useful conservatory. The bathroom is fully tiled and attractively fitted with a three piece white suite, with a shower over the bath.

The front garden is lawned with a shrub border, the drive at the side has been block paved, and the enclosed, split level rear garden has a paved patio and a lawn with mature borders stocked with a variety of shrubs, trees and conifers. NO CHAIN INVOLVED.

FEATURES

- Extremely Appealing Detached Bungalow
- Delightful Cul-de-Sac Position
- Highly Sought After Village Location
- Well Proportioned Living Accommodation
- Ent Hallway & Pleasant, Spacious Lounge
- Large Dining Kit inc Built in Oven & Hob
- 2 Double Bedrms - 1 with Ftd Wardrobes
- C'svtry & Attractive Bathrm - Shwr over Bath
- Sizable Drive & Charming Gardens F & R
- PVC DG & GCH, Viewing Rec - No Chain





ROOM DESCRIPTIONS

Entrance Hallway

PVC double glazed, frosted glass entrance door, with a matching side panel and window. Radiator and built-in cupboard, in which are wall mounted coat hooks and the gas condensing combination central heating boiler.

Lounge

18' 11" x 12' 6" (5.77m x 3.81m)

This extremely spacious room has a fitted gas fire, set on a raised hearth, a pvc double glazed window and radiator.

Inner Hallway

Built-in shelved cupboard and access to the loft space.

Dining Kitchen

15' 4" x 10' 4" (4.67m x 3.15m)

The very generously proportioned kitchen allows ample space for a good sized dining table and is fitted with wood fronted units, laminate worktops and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor hood over, and plumbing for a washing machine, as well as two pvc double glazed windows, a radiator, built-in shelved cupboard and pvc double glazed, frosted glass external door.

Bedroom One

16' 2" x 10' 3" into recess and wardrobe fronts (4.93m x 3.12m into recess and wardrobe fronts)

A spacious double room, which has built-in wardrobes, incorporating fitted shelves and drawers, a pvc double glazed window, overlooking the garden at the rear, and a radiator.

Bedroom Two

10' 4" x 8' 4" (3.15m x 2.54m)

This second double bedroom is currently utilised as a sitting room and has an aluminium framed, sliding patio door opening into the conservatory.

Conservatory

10' 3" plus recess x 6' 11" (3.12m plus recess x 2.11m)

A most beneficial addition, the conservatory overlooks the garden and has pvc double glazed windows, wall light points, an electric wall heater and a pvc double glazed external door.

Bathroom

Fully tiled, the tastefully furnished bathroom is fitted with a three piece white suite, comprising a corner bath with a shower over and curved, glazed shower screen and a wash hand basin, with a mixer tap, and a w.c., both set into an attractive fitted unit, incorporating storage cabinets. Chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, downlights recessed into the pvc lined ceiling and an electric shaver point.

Outside

Front and Side

There is a lawned garden at the front, with a shrub border, a block paved drive at the side, providing tandem off road parking for three to four cars, and a cold water tap. A gate at the top of the drive opens into the rear

Rear

There is a paved patio directly behind the bungalow and at one side of the conservatory. A few steps lead up to a lawn, which has a garden border, stocked with a variety of mature shrubs and conifers, providing screening and privacy. Timber garden shed.

Directions

Proceed to the end of the M65 (Colne - Junction 14) and take the first exit off the roundabout into Vivary Way, on the A6068, following the signs for Keighley. Continue along the A6068, then from the roundabout just after the Morris Dancers' Pub, at then end of Byron Way, take the second exit, staying on the A6068. Then turn immediately right into the B6250/Cottontree Lane and carry on this road into Trawden. Proceed along Skipton Road and turn right into Lachman Road, directly opposite 'Kevin Guy Plant Hire' on the left hand side of the road.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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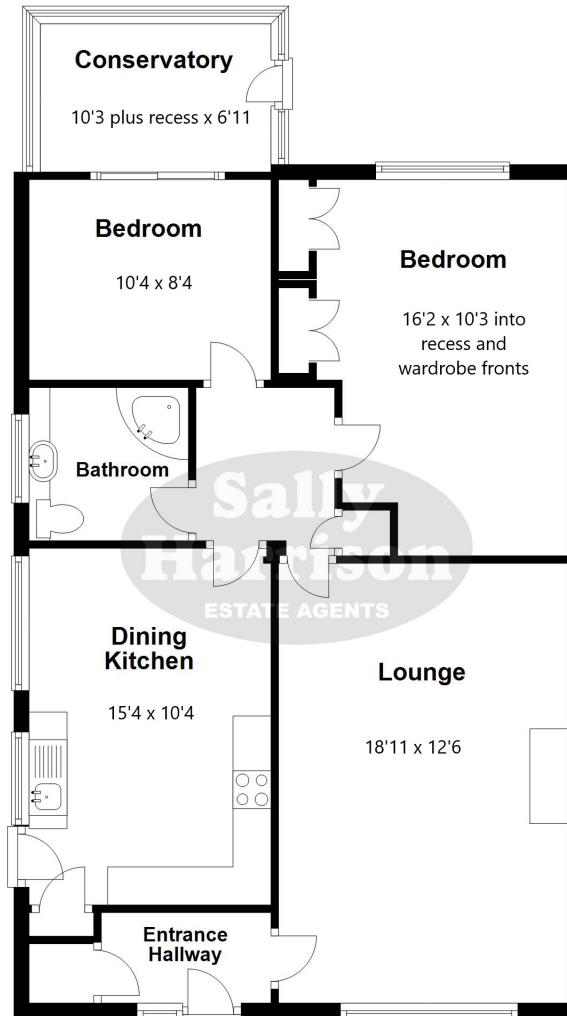


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

Ground Floor

Approx. 82.7 sq. metres (889.7 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

