JonSimon
Estate Agents

£214,995 Freehold



13 Lachman Road, Trawden, Colne,
Lancashire BB8 8TA






PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This well proportioned two bedroom detached bungalow occupies an idyllic cul-de-sac position, and is sure to catch the eye of anyone looking to downsize. The generous accommodation is in need of some cosmetic updating but comprises of: one welcoming reception room, a fitted kitchen with 'morning room' off, two double bedrooms and a fully fitted, modern three piece bathroom suite. The property is warmed by gas central heating and is double glazed throughout. To the rear is a beautifully maintained garden and a driveway provides ample off road parking, leading to the a detached garage. EPC - TBC. Council Tax - Band C. Early viewing is considered a must!



FEATURES

- Offered for sale with no onward chain - vacant possession
- Well proportioned accommodation on offer
- Ideal for anyone looking to downsize
- In need of some cosmetic updating
- One welcoming reception room
- Basic fitted kitchen with a 'morning room' off
- Two double bedrooms - the main bedroom benefitting from a range of fitted furniture
- Modern three piece bathroom suite
- Warmed by gas central heating and being double glazed throughout
- Well maintained gardens to the front and rear
- Driveway providing ample off road parking and leading to a detached garage
- EPC - TBC
- Council Tax - Band C
- Early viewing is considered a must!







ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room
5.82m x 3.78m (19' 1" x 12' 5")

Inner Hallway

Kitchen
3.12m x 2.46m (10' 3" x 8' 1")

Morning Room/Dining Room
3.15m x 2.16m (10' 4" x 7' 1")

Bedroom One
4.19m x 3.43m (13' 9" x 11' 3")

Bedroom Two
3.53m x 2.57m (11' 7" x 8' 5")

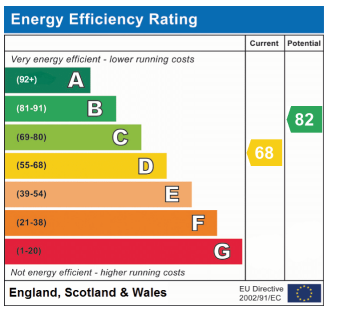
Bathroom

Outside

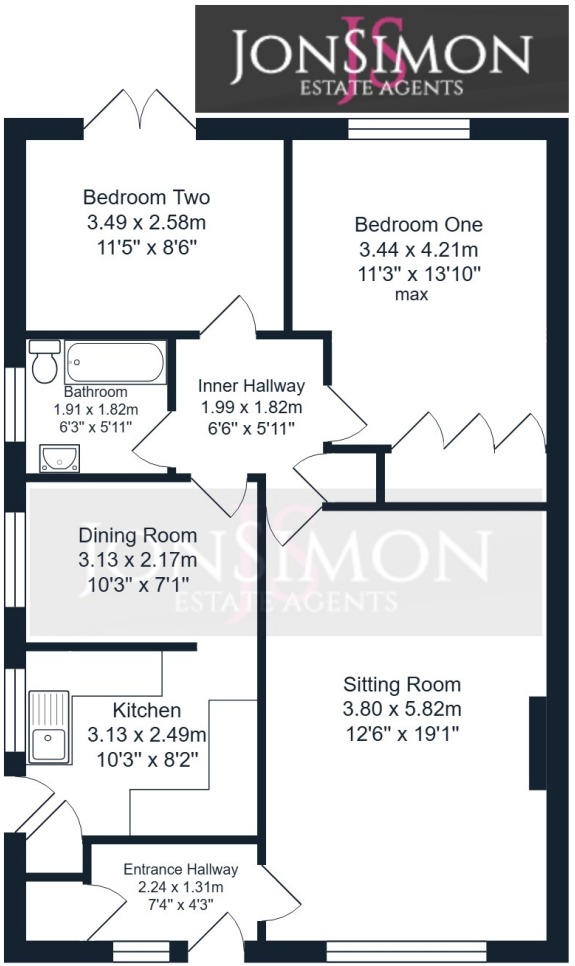
Gardens

Further Information

Further Information
The property is on a freehold title.
The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.
Mobile and broadband services are offered by a number of companies and ultrafast is available.
EPC - TBC
Council Tax - Band C



FLOORPLAN



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Trawden, Colne BB8 8TA

All measurements are approximate and for display purposes only.

JONSIMON
ESTATE AGENTS