

79 Lanehouse, Trawden, Colne, BB8 8SW

Price £179,950

Council Tax Band: B



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Positioned in an elevated setting, Lanehouse enjoys truly stunning, uninterrupted countryside views. This charming stone-built two-bedroom semi-detached home is nestled in a quiet village location, making it an ideal purchase for first-time buyers or those seeking peaceful surroundings. Parking is effortless, with the benefit of an adjacent detached garage and additional off-road parking. On approach, a flagged external area provides an attractive elevated entrance. To the rear there is a decked rear yard with field views

Upon entering, a welcoming hallway leads to the front lounge, currently used as a dining room. To the rear, a cosy living room features a gas fire and useful understairs storage. Picture rails throughout preserve the traditional character of this Victorian property. The kitchen extension is arranged in a practical horseshoe layout, fitted with matching wall, base and drawer units, contrasting work surfaces, and an integrated oven with electric hob. There is excellent potential to open up the kitchen and rear living/dining space to create a modern open-plan layout.

Upstairs comprises a spacious double bedroom, a generous single bedroom/double bedroom with fitted storage, and a four-piece bathroom suite including bath, quadrant shower, WC, and pedestal basin.



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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	