



 BRITISH
PROPERTY
AWARDS **GOLD WINNER**







79 Padiham Road, Sabden
Offers Over **£560,000**



79 Padiham Road

Sabden, Clitheroe

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Combi boiler central heating system recently installed with brand new radiators throughout
- Close to local amenities
- Cloud 9 underlay and thick quality carpets installed throughout
- Perfect family home
- Driveway suitable for 4-5 cars
- Double glazing throughout
- High speed 80MB broadband currently available at the property
- Roof recently fully cleaned and re-pointed
- Privately positioned garden area



Entrance Porch

With a recently installed Rock door, radiator, high grade flooring and access to the living area.

Living Room 1

With remote control electric living flame fire with real authentic logs, uPVC windows, LED Plush ceiling lighting, TV point and binyl pro waterproof laminate flooring which flows through to the kitchen.

Living Room 2

With recently installed patio doors leading out into the garden, uPVC windows, two TV points, a recently installed multi fuel log burning stove with brand new flue outlet, LED plush ceiling lighting and real slate tiling on a feature wall.

Kitchen / Diner

A mixture of wall and base units, plumbing for an American fridge / freezer, uPVC windows, LED plush ceiling lighting with lowered feature ceiling with overhead lighting, wine fridge, a double oven, induction hob, a Brita filter tap and a coffee machine station that can be included with separate negotiation.

Utility Room

A mixture of wall and base units, plumbing for a washing machine and dryer, high grade laminate flooring and a recently installed Ideal branded combi boiler with 10 years remaining on the manufacturer warranty.

W.C.

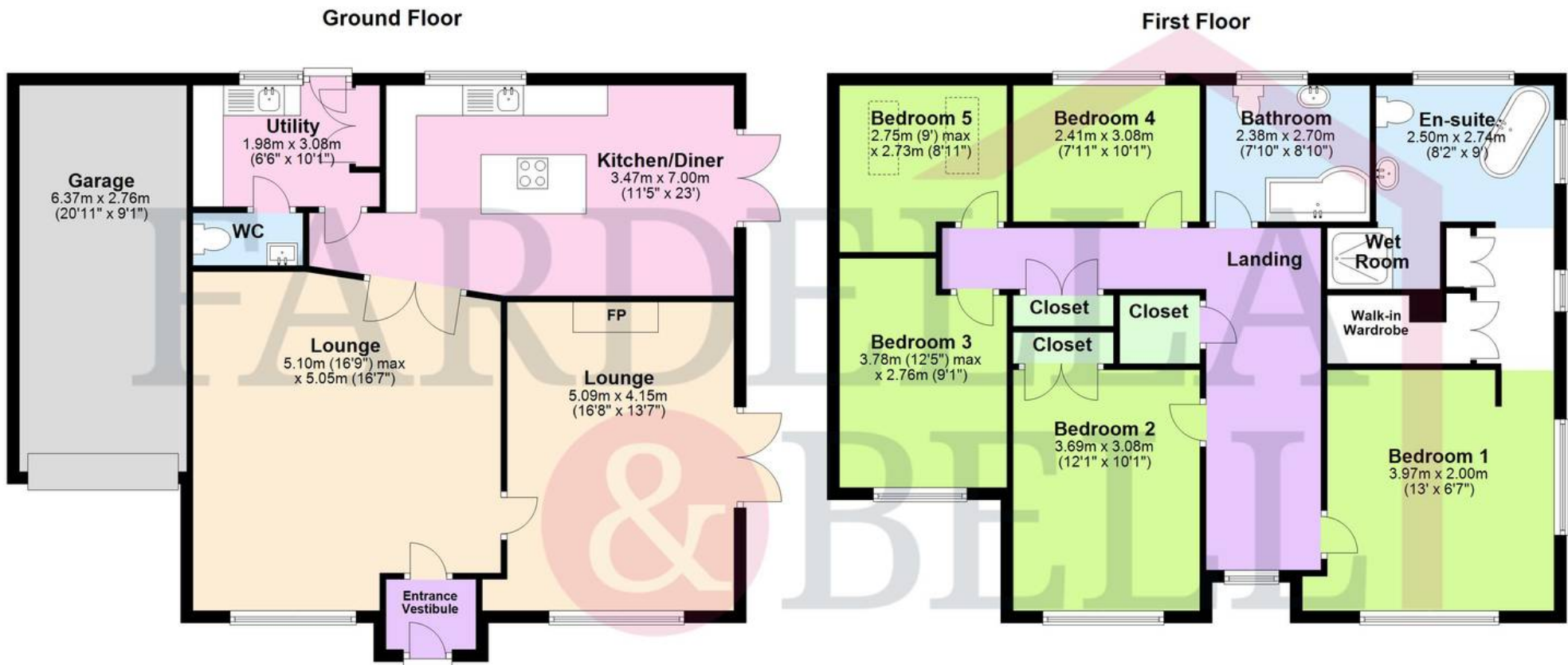
A designer suite with black towel rail, push button toilet, Italian marble affect tiling on walls and floor, extractor fan, motion activated automatic LED plush ceiling lighting, w.c. and pedestal sink with black mixer tap.

Landing

With a shoe cupboard, a network cabinet which house the CCTV recording unit and SONOS controller and another storage cupboard.







Total area: approx. 191.4 sq. metres (2060.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
 Plan produced using PlanUp.

Bull Bridge House



Bedroom 1 / Walk in wardrobe

A room of double proportions with dimmable bedside lighting, lowered feature ceiling above the bed, LED plush ceiling lighting, wood window shutters, motion activated lighting in the wardrobe area with ample wardrobe space, a hidden walk-in wardrobe with LED plush ceiling lighting and uPVC windows with stunning views looking out at Pendle Hill.

Ensuite / Wet room

With a push button toilet, freestanding bath, walk in shower cubicle with rainfall shower, Italian freestanding pedestal sink, SONOS speaker system, Italian marble affect tiling on the walls and floor, designer taps and towel rail, feature lighting and a large built in mirror.

Bedroom 2

Another room of double proportions with built in wardrobes, fitted carpet, ceiling light point and uPVC window.

Bedroom 3

Another room of double proportions with fitted carpet, a uPVC window, designer LED hanging light fitting and a storage cupboard into the loft space.

Bedroom 4

Another room of double proportions, currently used as a gym, LED remote control ceiling lighting, VELUX windows and potential to extend the room into the eave space.

Bedroom 5

With fitted carpet, uPVC window and a ceiling light point.

Family Bathroom

With a 'L' shaped bath with rainfall shower head, LED mirror, designer push button toilet, fully tiled walls and floor with Italian marble tiling, Italian designer freestanding sink with waterfall tap, designer towel rail and LED plush ceiling lighting.

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

3 Parking Spaces





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