



WHALLEY ROAD, SABDEN, BB7 9EA



HEART OF PICTURESQUE VILLAGE / IDEALLY PLACED FOR RIBBLE VALLEY / CHARMING PERIOD COTTAGE / GARDEN TO REAR / Located close to the heart of the picturesque Sabden, this period cottage offers charm and character with a garden to the rear abutting open countryside.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



CTSI
APPROVED CODE
Trading Standards UK

rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

Located close to the heart of the picturesque village of Sabden boasting an attractive outlook over Sabden Brook to the front and fabulous open countryside to the rear. Well placed within walking distance of village amenities and hostelrys, including the Pendle Witch and The White Hart. Only a few minutes by car from both Whalley, Clitheroe and the wider Ribble Valley.

A period mid-terrace cottage with charm and character, together with the usual modern comforts already installed. There is a snug lounge and modern kitchen beyond at ground floor level, with two bedrooms and an attractive shower room to the first floor. A forecourt adds privacy with a good-sized enclosed yard to the rear and a garden plot beyond which is subject to a nominal annual ground rent and abuts the open countryside beyond.

BRIEFLY COMPRISING:- ENTRANCE PORCH, ATTRACTIVE LOUNGE, MODERN KITCHEN, TWO BEDROOMS, ATTRACTIVE SHOWER ROOM, NEAT FORECOURT, GOOD-SIZED ENCLOSED REAR YARD, MATURE GARDEN PLOT SUBJECT TO NOMINAL GROUND RENT. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having colour leaded double glazed centre panel and opening into:-

Entrance Porch

2'11" x 4'02" Parquet-style wood floor area. UPVC framed double glazed window to the side elevation. Square pane frosted glazed panelled door opening into:-



Reception Room One

14'03" x 13'02" into chimney breast recess. Feature fireplace with inset electric fire, inbuilt storage cupboard / display shelves to chimney breast recess, wall light points, fitted delft rack. UPVC framed double glazed window to the front elevation, radiator, open tread stairs with balustrade ascending to the first floor level. Panelled door to:-

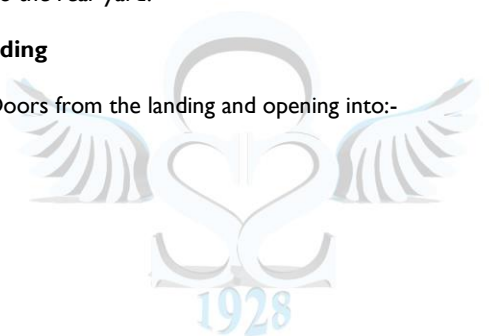


Kitchen

8'04" x 13'0" Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and tall units incorporating stainless steel oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops and part-tiled walls with concealed illumination, tiled floor area, plumbing for washing machine, integrated fridge freezer, concealed Baxi gas combination boiler, radiator. UPVC framed double glazed window to the rear elevation and UPVC door with twin frosted double glazed centre panels leading into the rear yard.

First Floor Landing

8'08" x 6'01" Doors from the landing and opening into:-





Bedroom One

11'04" x 12'09" Range of fitted wardrobes and cupboards with mirror front doors and inset spot lighting, inbuilt storage cupboard, radiator. Two UPVC framed double glazed windows to the front elevation.



Bedroom Two

8'07" x 7'03" Coved ceiling, radiator. UPVC framed double glazed window to the rear elevation.

Shower Room

5'05" x 5'07" Three piece white suite incorporating low-level WC with concealed cistern, wash hand basin set into vanity style unit and step in shower tray with curved glazed screen, chrome mixer shower fittings and tiled area over, chrome heated towel rail, fully tiled walls and floor. UPVC framed frosted double glazed window.



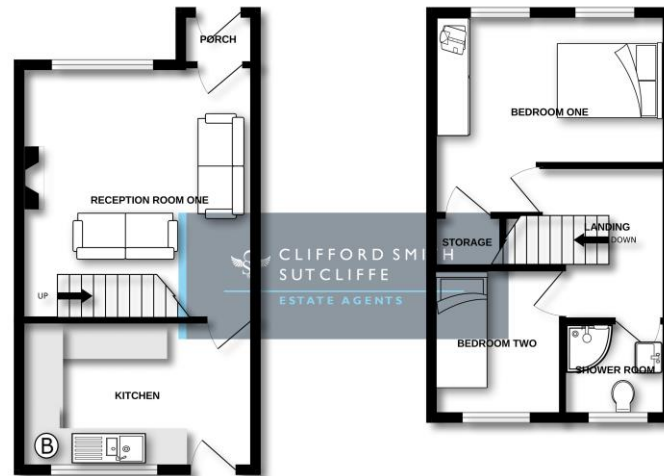
Outside

Neat forecourt to the front with stone paving and walling. Good-sized enclosed yard to the rear with store. Excellent private garden plot abutting open countryside to the rear and subject to a nominal annual ground rent.



GROUND FLOOR
306 sq ft. (28.5 sq m.) approx.

FIRST FLOOR
298 sq ft. (27.7 sq m.) approx.



TWO BEDROOM TERRACE COTTAGE

TOTAL FLOOR AREA: 604 sq ft. (56.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 12020



Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 604 SqFt / 56.1 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

