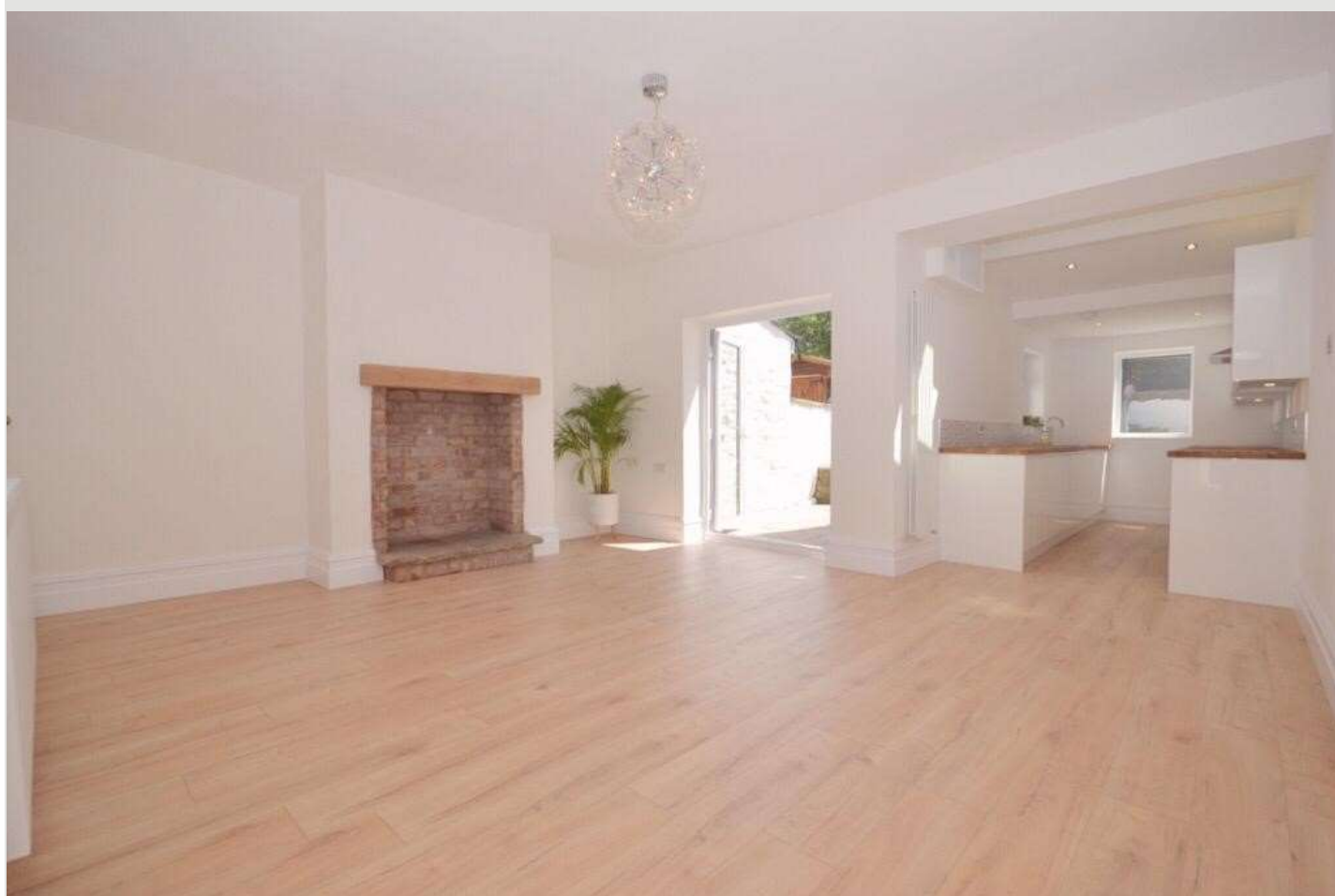


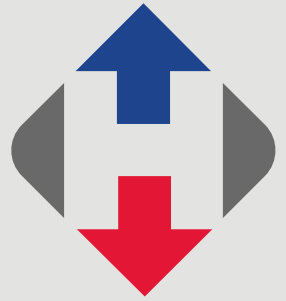
4 THORN STREET  
SABDEN  
BB7 9EY

£199,950



- Superbly presented stonebuilt terrace
- Refurbished to an excellent standard
- Open plan living room & kitchen
- Newly installed bathroom and en-suite
- 3 good sized bedrooms
- Good sized outside area with lawn
- Gas CH & UPVC double glazing
- 98 m2 (1,059 sq ft) approx.

Situated in the much sought after Ribble Valley village of Sabden, this attractive stonebuilt terrace home has been renovated to a superb standard throughout and will make an excellent family home for its next owner. The accommodation is bright and spacious throughout with a separate lounge and a bright open plan living area and kitchen with a brick built fireplace and patio doors to the rear of the property. The fitted kitchen benefits from a Velux window and solid wood work surfaces. On the first floor are three good sized bedrooms, the master with an en-suite shower room and a 3-piece house bathroom with a shower. Viewing is highly recommended.



Outside to the rear of the property is an attractive stone paved yard with surrounding flowerbeds and a separate lawned area to the rear surrounded by trees and shrubs.

**LOCATION:** From the direction of Clitheroe head up and over Pendle Hill and drop down onto Clitheroe Road into the village of Sabden. At the centre of the village continue straight on and up onto Padiham Road before turning right onto Thorn Street. Number 4 is on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** With an external door with etched glass panel over, tiled floor and glazed internal door to hallway.

**HALLWAY:** With staircase to first floor landing.

**LOUNGE:** 4.0m x 3.4m (13'0" x 11'2"); with meter cupboard.

**LIVING ROOM:** 5.1m x 4.3m (16'8" x 14'3"); with exposed brick fireplace on a stone hearth with oak

mantel, understairs storage cupboard, UPVC patio doors to the rear garden, open to kitchen.

**KITCHEN:** 4.6m x 2.0m (15'0" x 6'8"); with a range of newly fitted base and matching wall storage cupboards with solid oak work surfaces, built-in electric oven, 4-ring electric hob with a stainless steel extractor hood over, single drainer stainless steel sink unit, integrated fridge and freezer, plumbed and drained for an automatic washing machine, double glazed Velux window and meter cupboards.

**FIRST FLOOR:**

**LANDING:** With attic access point and built-in storage cupboard housing a combination central heating boiler.

**BEDROOM ONE:** 3.9m x 3.4m (12'11" x 11'1"); with a cosmetic feature fireplace.





**EN-SUITE SHOWER ROOM:** With a newly fitted white 3-piece suite comprising a low level w.c., vanity wash handbasin and a corner shower enclosure, half-tiled walls, heated stainless steel towel rail, tiled floor, low voltage lighting and extractor fan.

**BEDROOM TWO:** 3.4m x 3.1m (11'3" x 10'3").

**BEDROOM THREE:** 3.5m x 2.6m (11'4" x 8'5").

**BATHROOM:** With a newly fitted white 3-piece suite comprising a low level w.c., vanity wash handbasin and a panelled bath with plumbed shower over and vanity screen, half-tiled walls, low voltage lighting and extractor fan.

**OUTSIDE:** To the rear of the property is an attractive low maintenance yard area with flowerbeds surrounding. A gateway leads onto a further lawned area with flowerbeds. The side area is surrounded by trees and scrubs and is not overlooked.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**VIEWING:** By appointment with our office.

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4 Thorn Street, Sabden, BB7 9EY  
MJ/CJ/270721

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