

34 WHALLEY ROAD  
SABDEN  
BB7 9DZ

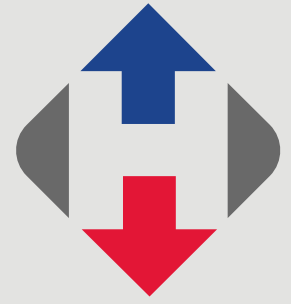
£239,950



- Spacious stonebuilt family terrace
- 4 bedrooms including attic
- 2 spacious reception rooms
- Patio garden to the rear
- Modern double glazing
- Light kitchen with granite worktops
- Character features including flag floors
- 126 m2 (1,354 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A spacious stonebuilt terrace house situated in the centre of this popular village within walking distance of local amenities including primary schools, church, two public houses, local park and shops. The house offers fantastic character features including York stone flag floors, picture rail and fireplace coupled with modern double glazing and gas central heating.**



**On the ground floor there is an entrance hallway, lounge with sash windows and gas stove, dining room with stone flag floor and log burner and kitchen with modern glass roof and granite work surfaces. Upstairs there are four bedrooms, a bathroom with shower and separate w.c.. Outside to the front there is a forecourt garden and at the rear is an attractive blocked paved patio garden with planting borders. Viewing is essential.**

**LOCATION:** Enter Sabden via Nick'O'Pendle and continue down the hill towards the centre of the village and turn right at the crossroads into Whalley Road. After 200 yards the house is on the left.

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

**ENTRANCE VESTIBULE:** With modern composite front door with feature leaded window, original tiled floor and half-glazed door to:

**HALLWAY:** With tiled floor, feature cast iron radiator, staircase off to first floor and feature wood panelled arch.

**SITTING ROOM:** 3.7m x 4.5m (12'3" x 14'10"); with sash PVC windows to the front, picture rail, storage cupboards built into the alcove, fireplace housing cast iron stove set into chimney with cast iron surround and stone flagged hearth, oak flooring and television point.

**DINING ROOM:** 3.7m x 4.6m (12'3" x 15'3"); with picture rail, feature cast iron log burning stove set

into the chimney breast with attractive stone surround and hearth, storage cupboards built into the alcove, feature York stone flagged floor, understairs storage cupboard and open to:

**KITCHEN:** 4.9m x 2.5m (16'2" x 8'2"); with a fitted range of wooden wall and base units with complementary solid granite work surface and splashback, ceramic butler sink unit with mixer tap, draining board carved into granite work surface and extractor canopy. Feature York stone flagged floor, modern glass roof and French doors opening to rear patio area, plumbing for a washing machine and recessed spotlighting.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With window to rear elevation, spindles and balustrade, staircase off to second floor and built-in storage cupboard.

**BEDROOM ONE:** 2.9m x 4.7m (9'8" x 15'7").







**BEDROOM TWO:** 2.3m x 2.9m (7'5" x 9'5"); with built-in bed with storage cupboards under, built-in bookcase, desk with drawers and fitted wardrobe.

**BEDROOM THREE:** 2.3m x 2.2m (7'6" x 7'3"); with built-in bed with drawers and cupboards under and built-in desk.

**BATHROOM:** With a 2-piece white suite comprising a pedestal wash-hand basin with chrome tap, panelled bath with chrome shower-tap fitment and thermostatic shower over with folding glass screen, fully tiled walls, cast iron radiator with chrome towel rail, tiled floor, recessed spot lighting and extractor fan.

**SEPARATE TOILET:** With a fitted high suite w.c. with chain flush, brick tile walls to dado height and stone window sill.

#### **SECOND FLOOR:**

**BEDROOM FOUR:** 3.6m x 3.7m (11'11" x 12'3"); with 2 Velux windows with fitted black out blinds and built-in storage in the eaves.



**OUTSIDE:** There is a forecourt garden to the front with wrought iron gate and path to the front door. To the rear there is an attractive patio garden with blocked paved patio area, planting borders and boundary fencing.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing. The double glazing and combination central heating boiler were installed in 2020.

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

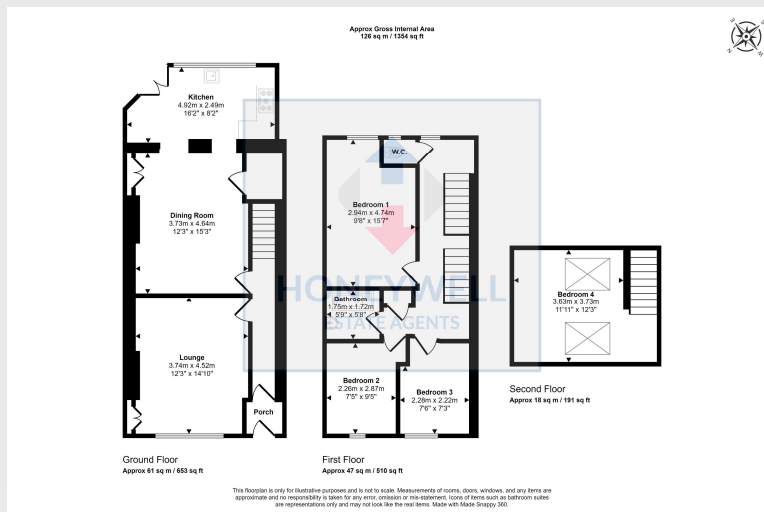
**TENURE:** Leasehold with remainder of 999 year lease. Ground rent is approximately £2 per annum.

**COUNCIL TAX BAND C.**

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

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CD/CJ/070723

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