

131 WHALLEY ROAD
SABDEN
BB7 9EA

£450,000



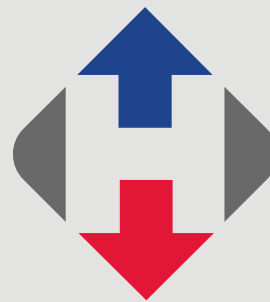
- Extended semi-detached cottage
- 4 bedrooms, 2 bathrooms
- 2 separate reception rooms
- Dining kitchen with Esse Range
- Parking & attached garage
- Attractive gardens to side & rear
- Prime village location
- 142m² (1,527 sq ft) approx. plus the cellar

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A beautiful stonebuilt semi-detached cottage which has been extended to the side to create a spacious family home with charm and style which offers the combination of character and modern living.

Accommodation comprises two spacious reception rooms both with working fireplaces, a PVC conservatory with door opening onto the rear garden, dining kitchen with granite work surfaces and Esse range cooker, utility room and shower room. Upstairs the master bedroom is in the extension with windows to the front and rear and a range of fitted wardrobes. There are three more good-sized bedrooms and a 4-piece bathroom with roll top bath and separate shower.

Outside, gates lead to the driveway which provides parking for three cars and leads to the attached single garage. There are attractive gardens to the front, side and rear with Indian stone pathways and patios. Viewing is essential.



LOCATION: Enter Sabden from the Clitheroe direction via Nick'O'Pendle, proceed down the hill into the centre of the village and turn right at the crossroads into Whalley Road. Proceed straight on and number 131 is on the right-hand side.

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

ENTRANCE PORCH: Through half-glazed hardwood front door, quarry tiled floor and half-glazed door to:

HALLWAY: With spindle staircase off to first floor and doorway leading to staircase down to:

CELLAR ROOM: 4.5m x 4.0m (14'10" x 13'1"); ideal for additional storage, with stone flagged floor.

LOUNGE: 3.7m x 4.1m (12'2" x 13'7"); with polished wood floorboards, picture rail, feature fireplace with stone surround, stone mantel and hearth housing cast iron multi-fuel stove and television point.

DINING ROOM: 3.7m x 4.1m (12'0" x 13'7"); with wall lights, picture rail, varnished wooden floor, feature fireplace with brick hearth and interior

with wooden surround housing cast iron log burning stove and glazed double doors to:

CONSERVATORY: 2.5m x 2.8m (8'3" x 9'1"); UPVC lean-to construction with glass roof, tiled floor, electric underfloor heating and French doors opening onto rear garden.

DINING KITCHEN: 2.2m x 3.2m plus 2.2m x 4.6m (7'4" x 10'6" plus 7'1" x 14'11"); with a fitted range of wall and base units with black granite work surface and tiled splashback with under unit lighting, Belfast sink unit with mixer tap and draining board carved into the granite. Gas Esse range cooker with 2 ovens and 2 hotplates, space for a dining table and chairs, tiled floor, 2 windows overlooking the rear garden and 1 window to the front.

UTILITY ROOM: 1.8m x 2.9m (5'11" x 9'7"); with a fitted range of wall cupboards with hardwood work surface, plumbing for a washing machine and dishwasher, tiled floor, wall-mounted Baxi central heating boiler and hardwood door opening onto rear garden.





SHOWER ROOM: 3-piece white suite comprising low-suite w.c. with push button flush, vanity wash-hand basin with chrome tap and storage under, corner shower enclosure with fitted Mira electric shower, chrome heated towel rail, part-tiled walls and tiled floor.

FIRST FLOOR

LANDING: With storage cupboard and loft access with drop-down ladder leading to part-boarded loft.

BEDROOM ONE: 3.3m x 4.6m (10'10" x 15'1"); dual aspect with windows to front and rear, built-in range of fitted wardrobes, oak flooring and recessed spotlighting.

BEDROOM TWO: 3.0m x 4.1m (9'9" x 13'3"); with picture rail and cast iron fireplace.

BEDROOM THREE: 2.9m x 4.3m (9'7" x 14'0"); with picture rail and feature fireplace housing open fire with cast iron and tiled inset and wooden surround.

BEDROOM FOUR: 2.4m x 3.1m (8'0" x 10'1"); with picture rail.

BATHROOM: 4-piece white suite with low suite w.c., vanity wash-hand basin with chrome mixer



tap and storage under, roll top bath with chrome tap, corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, tiled floor, tongue and groove panel walls to dado height, heated towel radiator and underfloor heating.

OUTSIDE: To the front of the property is a lawned garden with well-stocked planting borders with pathway to front door, wooden gates leading to a driveway providing parking for 3-4 cars leading to a SINGLE DETACHED GARAGE measuring 2.9m x 5.0m (9'4" x 16'4") with up-and-over door, power, light and personal door to the rear. To the side there is an Indian stone paved patio area with raised lawn and planting areas, gated access leads to a rear garden with Indian stone flags providing easy maintenance with various patio areas, planting borders, stone boundary wall and outside lighting.

HEATING: Gas fired hot water central heating system complemented by double glazing. The boiler was installed in 2020.

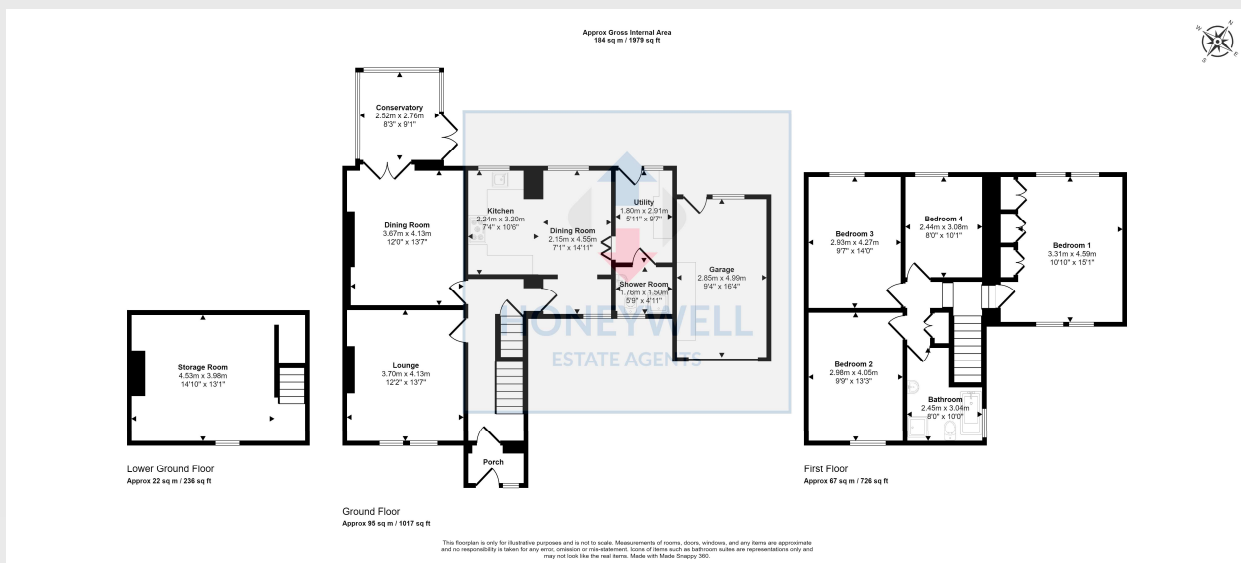
SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.





131 Whalley Road, Sabden, BB7 9EA
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