

93 CLITHEROE ROAD
SABDEN
BB7 9HJ

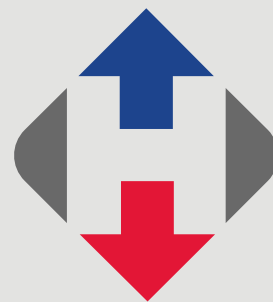
£209,950



- Stonebuilt end terrace cottage
- Elevated front garden with views
- 2 bedrooms, shower room
- Spacious lounge, dining kitchen
- Sauna room, separate leased driveway
- Much sought after Ribble Valley village
- Gas CH & UPVC double glazing
- 93 m2 (1,005 sq ft) approx.

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A charming stonebuilt end terrace cottage situated in an enviable and elevated location in the desirable Ribble Valley village of Sabden. The property enjoys a great outlook from the front garden over the village and the surrounding countryside. The cottage also benefits from a separate driveway on a leased section of land located on the opposite side of the road.



Internal accommodation comprises a large entrance vestibule, spacious living room with gas stove effect fire, dining kitchen, rear porch, sauna and cloakroom. On the first floor are two bedrooms and a 3-piece shower room.

LOCATION: Leave Clitheroe on Pendle Road and at the roundabout for the A59 bypass proceed straight over and up Pendle Hill. Follow the road up the hill and over the crest before dropping down towards the village centre on Clitheroe Road. Number 93 can be found at the end of the row of cottages on the left hand side.

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

ENTRANCE PORCH: With Rockdoor.

LOUNGE: 4.5m x 4.6m (14'10" x 15'1"); with gas stove effect burner set in chimney breast with stone hearth, television point, telephone point and staircase to the first floor landing.

DINING KITCHEN: 4.4m x 3m (14'5" x 10'0"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces, built-in Bosch electric oven, 4-ring gas hob, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine and dishwasher, electric meter cupboards and low voltage lighting.

REAR PORCH: With external stable door.

SAUNA:

CLOAKROOM: With a low level w.c.

FIRST FLOOR:

LANDING: With attic access point and drop-down ladder and built-in storage cupboards with Vaillant combination central heating boiler.

BEDROOM ONE: 3.5m x 3.9m (11'5" x 12'8"); with built-in storage cupboards.

BEDROOM TWO: 2.5m x 3.7m (8'3" x 12'1"); with large built-in wardrobes.

SHOWER ROOM: With a 3-piece suite comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, part-tiled walls.

ATTIC ROOM: 4m x 2.5m (13'0" x 8'1"); accessed via a drop-down from the first floor landing with power, light and under-eaves storage space.





OUTSIDE: To the front of the property is a two-tier elevated garden area, paved with flowerbeds and shrubs surrounding and enjoying a superb view over the village and surrounding area. The rear of the property enjoys views over the surrounding fields.

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The property has a separate driveway on the opposite side of the road for 1-2 cars. This driveway is on a long lease from Ingham and Yorke. Full details are available at the office.

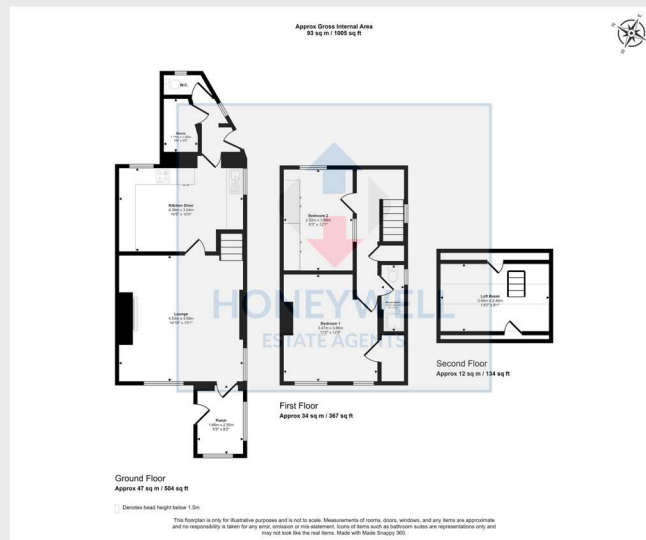
HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.





93 Clitheroe Road, Sabden, BB7 9HJ
MJ/CJ/230724

Selling your house?

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