

99 CLITHEROE ROAD
SABDEN
BB7 9HJ

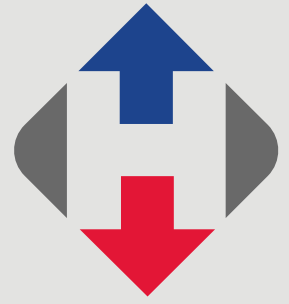
£279,950



- Modernised character cottage
- Lounge with feature fireplace
- Open-plan extended dining kitchen
- 2 double bedrooms
- Modern 3-piece shower room
- Completely refurbished in 2022
- Gardens, views & parking for 2 cars
- 82 m2 (880 sq ft) approx.

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A beautiful character cottage which has open views to the front and rear, is close to Pendle Hill and only a short walk from the village centre. The cottage was fully refurbished and modernised in 2022 with a re-roof, re-wire, new heating, plastering, new kitchen and new shower room. There is a porch to the front leading to a spacious lounge with feature fireplace housing log burning stove, extended L-shaped dining kitchen at the rear with utility space and ground floor cloakroom. Upstairs there is a light landing with Velux roof light, two double bedrooms and a modern 3-piece shower room with Velux roof light.



Outside to the front there is a westerly facing front garden with views plus there is a garden to the rear. Across Clitheroe Road is a private car park and this house has the use of two parking spaces at an annual rent of £150. Sabden village offers a range of amenities including two primary schools, church, two pubs, Post Office and village store. Viewing is recommended.

LOCATION: Travelling into Sabden from the Clitheroe direction via Nick'O'Pendle proceed down the hill and the cottage is halfway down on the left-hand side.

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

ENTRANCE PORCH: With PVC front door, quarry tiled floor, recessed spotlighting and door to:

LOUNGE: 4.2m x 4.6m (13'8" x 15'1"); a spacious lounge with exposed beams, feature fireplace housing cast iron log burning stove set into the chimney breast with brick interior, oak mantel and stone flagged hearth, television point, wall light points, open views to the front, wood effect luxury vinyl tile floor and corner spindle staircase off to first floor.

L-SHAPED OPEN-PLAN FITTED DINING KITCHEN:

Kitchen Area: 4.2m x 2.6m (13'9" x 8'8"); with a fitted range of contemporary wall and base units with light laminate work surface and matching upstand, tiled splashback, under unit lighting, one bowl sink unit with mixer tap, integrated electric fan oven, integrated Bosch microwave, 4-ring ceramic hob with extractor over, integrated fridge-freezer and slimline dishwasher, recessed spotlighting, wood effect luxury vinyl tile flooring and open to:

Dining Area: 2.4m x 5.0m (7'10" x 16'3"); with recessed spotlighting, window to side, glazed PVC French doors overlooking the rear garden and luxury vinyl tile wood effect flooring.

UTILITY ROOM: 1.3m x 1.3m (4'4" x 4'3"); with a tall bank of fitted storage cupboards, plumbing for a washing machine and tiled floor.

CLOAKROOM: 2-piece white suite comprising a low suite w.c. with push button flush, wall-hung corner wash-hand basin with chrome mixer tap and tiled splashback.





FIRST FLOOR:

LANDING: With Velux roof light, wall light points, spindles and balustrade.

BEDROOM ONE: 4.2m x 2.9m (13'8" x 9'7"); with 2 windows to front elevation offering excellent open views, feature pitched ceiling with exposed beams and laminate flooring.

BEDROOM TWO: 4.2m x 2.9m (13'8" x 9'6"); with feature pitched ceiling with exposed beams, outlooks across open fields and laminate flooring.

SHOWER ROOM: Modern 3-piece suite comprising low suite w.c. with concealed cistern and push button flush, wall-hung semi-pedestal wash-hand basin with chrome mixer tap and vanity mirror over with LED lighting, good-sized walk-in shower with fixed glass panel with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, Velux window, recessed spotlighting and extractor fan.

OUTSIDE: Steps lead to a good-sized front garden which is westerly facing with paved pathway to front door, paved patio area with excellent views,



planting areas and flowerbeds. To the rear of the property is an enclosed garden with patio area and flowerbeds and gated access to the rear.

Situated across Clitheroe Road is a private car park. The cottage has use of 2 parking spaces at an annual rent of £150. The property also has an allotment which is located close to the car park. This can be taken with the house should the buyer wish. The annual ground rent for the allotment is £110 per annum.

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

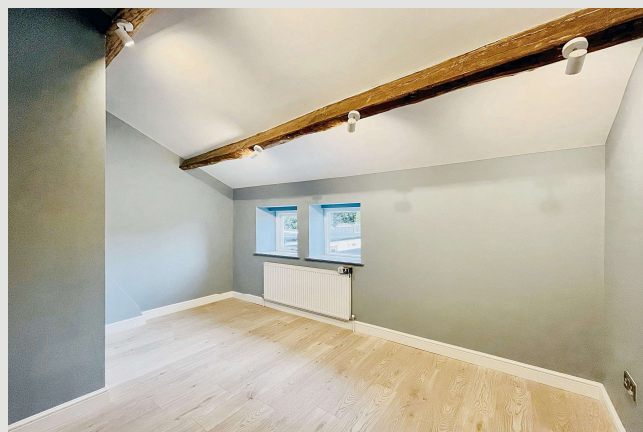
SERVICES: Mains water, electricity, gas and drainage are connected.

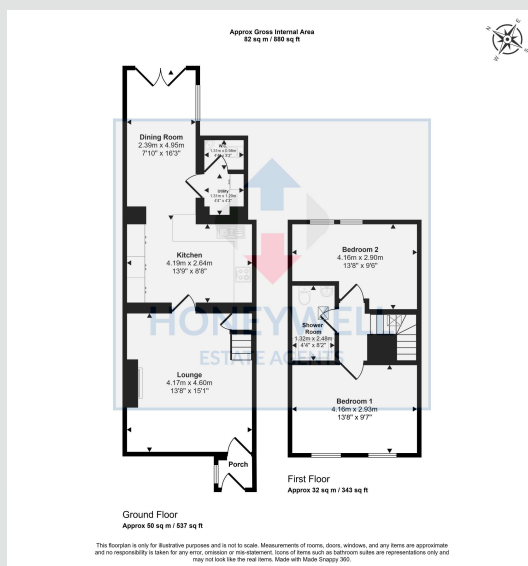
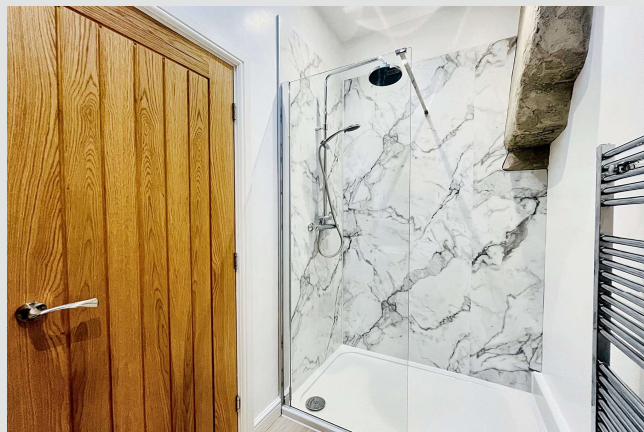
COUNCIL TAX BAND C.

EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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