

6 PENDLE STREET WEST
SABDEN
BB7 9EG

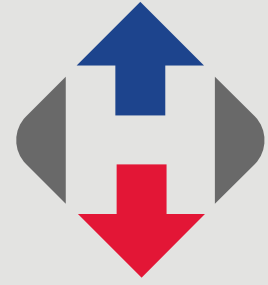
£175,000



- Stonebuilt mid terrace house
- 2 double bedrooms
- Lounge with open fireplace
- Brand new fitted dining kitchen
- Newly decorated and carpeted throughout
- Modern 3-piece bathroom with shower
- Attractive village location
- 84 m2 (900 sq ft) approx.

honeywell.co.uk

A stonebuilt mid terrace house which has been recently modernised with a brand new kitchen, decoration, carpets and floor covering throughout. The house has a spacious lounge to the front with open fireplace and the dining kitchen is at the rear offering modern contemporary units and an integrated oven and hob. Upstairs there is a large master bedroom with walk-in closet, second double bedroom with attractive outlooks towards the hills and a modern bathroom with shower over the bath. The house benefits from gas central heating, PVC double glazing and has a block paved patio area to the rear.



Pendle Street West is a desirable street which is within walking distance of the village centre. Sabden offers a variety of amenities including two primary schools, two public houses, church, health centre, post office, shop and bowling green. Viewing is recommended.

LOCATION: On entering Sabden from the Clitheroe direction via Nick'O'Pendle proceed down the hill toward the centre of the village and turn right at the crossroads into Whalley Road. After 450 yards turn left into Watt Street and after 100 yards Pendle Street West is on the right.

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

ENTRANCE: Through hardwood front door into:

LOUNGE: 4.6m x 3.8m (14'11" x 12'5"); with feature fireplace housing open fire with cast iron grate, tiled interior and hearth with wooden surround, television point.

DINING KITCHEN: 4.6m x 4.3m (14'11" x 14'0"); with a newly fitted range of contemporary wall and base units with complementary light laminate work surface, one bowl stainless steel sink unit with mixer tap, integrated electric fan oven with 4-ring induction hob and stainless steel extractor over, plumbing for a washing machine, wall-mounted gas central heating boiler, space for dining table and chairs, understairs storage

cupboard with shelving, herringbone wood effect vinyl flooring and half glazed PVC door to rear yard.

FIRST FLOOR:

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

BEDROOM ONE: 4.5m x 3.8m (14'10" x 12'4"); with walk-in storage cupboard with fitted shelving.

BEDROOM TWO: 4.5m x 2.5m (14'10" x 8'3"); with 2 windows with attractive views towards the surrounding hills.

BATHROOM: Modern 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, panelled bath with chrome tap and thermostatic shower over with glass shower screen, part tiled walls, extractor and herringbone wood effect vinyl flooring.





OUTSIDE: To the rear of the property is a blocked paved yard with space for outside table and chairs and wrought iron gates.

HEATING: Gas fired hot water central heating system complemented by PVC double glazing.

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

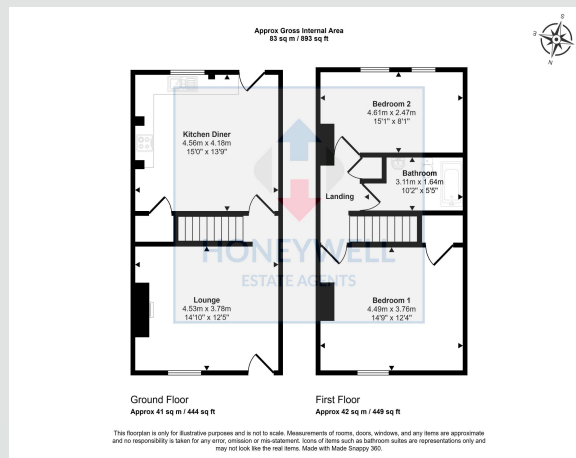
COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

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6 Pendle Street West, Sabden, BB7 9EG
CD/CJ/221025

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