



10 Mount Pleasant Sabden

Offers in the Region of: £219,000



**Pendle Hill
Properties**



10 Mount Pleasant, Sabden
*£219,000 Offers in the
Region of*

A two-bedroom end terraced property located in the highly sought-after village of Sabden, briefly comprises a lounge, kitchen/dining room, two bedrooms, bathroom, rear patio area, and a front garden.



LOUNGE

A spacious lounge briefly comprises a log burner with stone mantle, German oak wood flooring, two wall-mounted lights and a ceiling light point, a radiator, and a double-glazed window to the front.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary worktops briefly comprises a four-ring gas hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated fridge-freezer, oven, washing machine, dishwasher, German oak wood flooring, ceiling light point, and a upvc stable door to the rear.

The dining room briefly comprises a wall-mounted and ceiling light point, German oak wood flooring, and two double-glazed windows, one to the side and one to the rear of the property.

BEDROOM ONE

Located on the first floor, bedroom one boasts carpeted flooring, ceiling light point, radiator, fitted wardrobes, and two double-glazed windows with one to the side and one to the rear of the property.

BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, fitted drawers and dressing table, a ceiling light point, a radiator, and a large, double-glazed window to the front of the property.

SHOWER ROOM

The bathroom briefly comprises vinyl flooring, a walk-in shower with overhead attachment, a storage basin sink, a low-level WC, a towel warmer, ceiling light point, and a frosted window to the rear.

EXTERNAL

To the rear of the property is a patio area.

To the front of the property is a patio area with a garden boasting mature shrubs.

ADDITIONAL INFORMATION

Tenure = Leasehold, peppercorn lease, 830 years remaining.

Council Tax Band = B

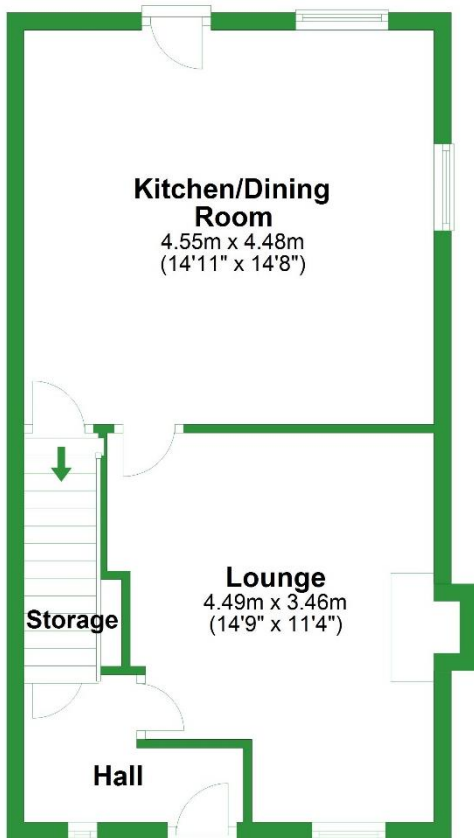
The property has an attic space which is boarded, providing extra storage.





Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Kitchen/Dining Room
4.55m x 4.48m
(14'11" x 14'8")

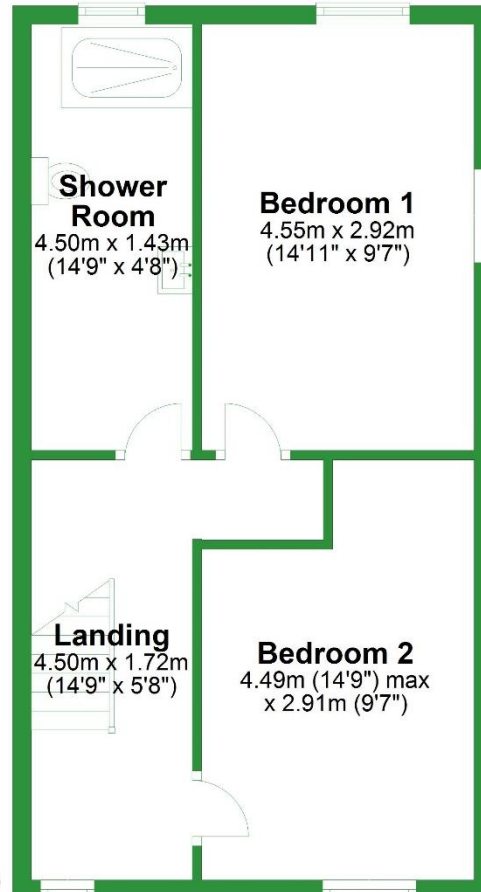
Lounge
4.49m x 3.46m
(14'9" x 11'4")

Storage

Hall

First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Shower Room
4.50m x 1.43m
(14'9" x 4'8")

Bedroom 1
4.55m x 2.92m
(14'11" x 9'7")

Landing
4.50m x 1.72m
(14'9" x 5'8")

Bedroom 2
4.49m (14'9") max
x 2.91m (9'7")

Total area: approx. 88.6 sq. metres (953.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

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