

Property Details

31 Padiham Road, Sabden,
Clitheroe, Lancashire, BB7 9EW

OIRO £125,000



Property Photos

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW



Creation Date

08/09/2025

Property Photos

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW



Creation Date

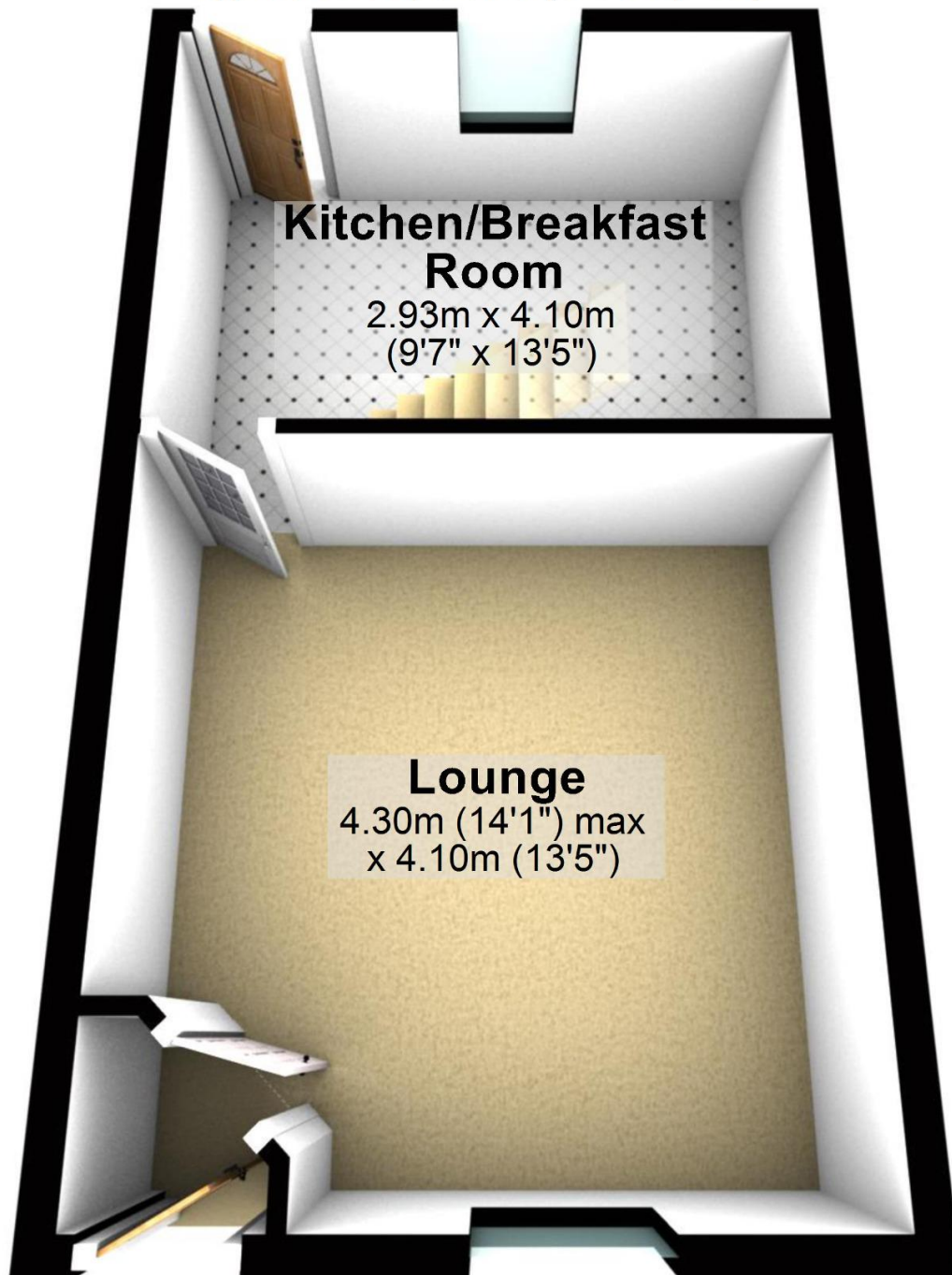
08/09/2025

Property Floor Plans

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 60.0 sq. metres (645.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

Creation Date

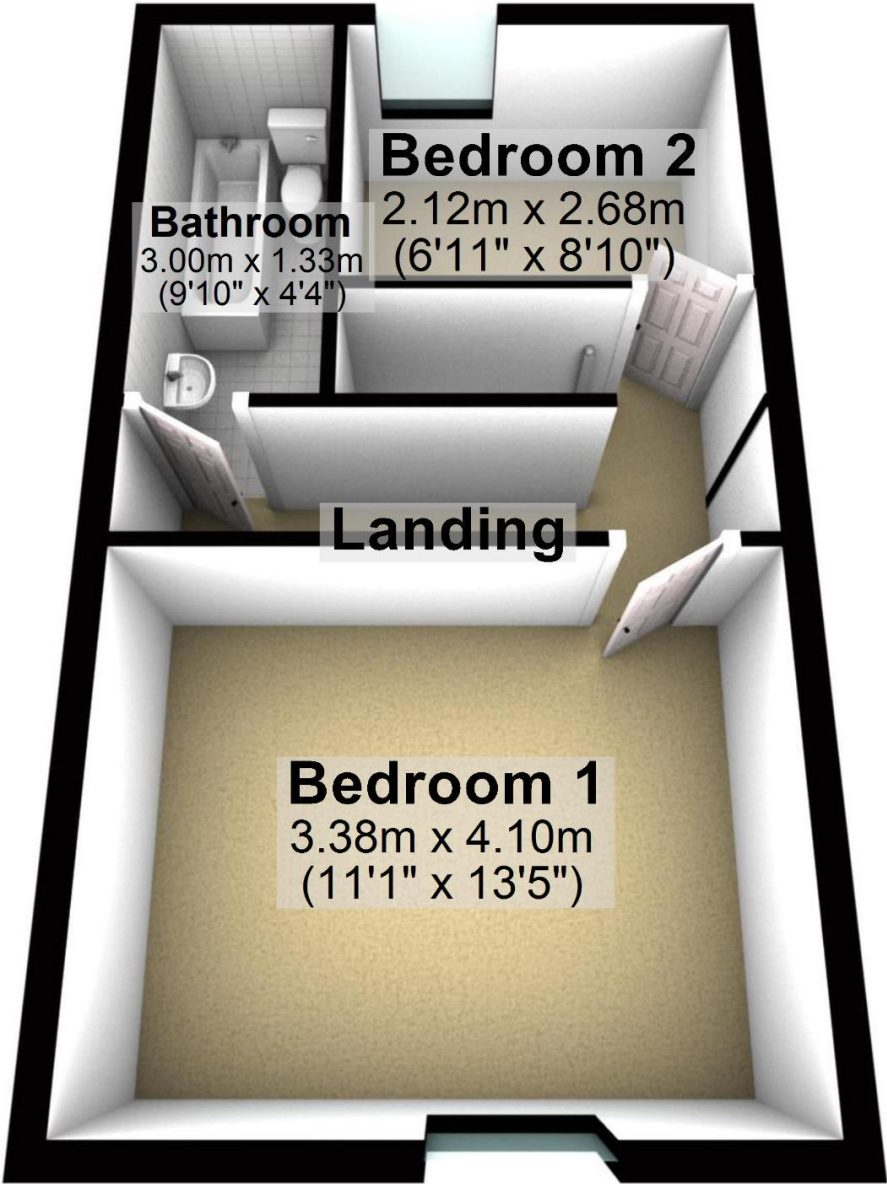
08/09/2025

Property Floor Plans

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)

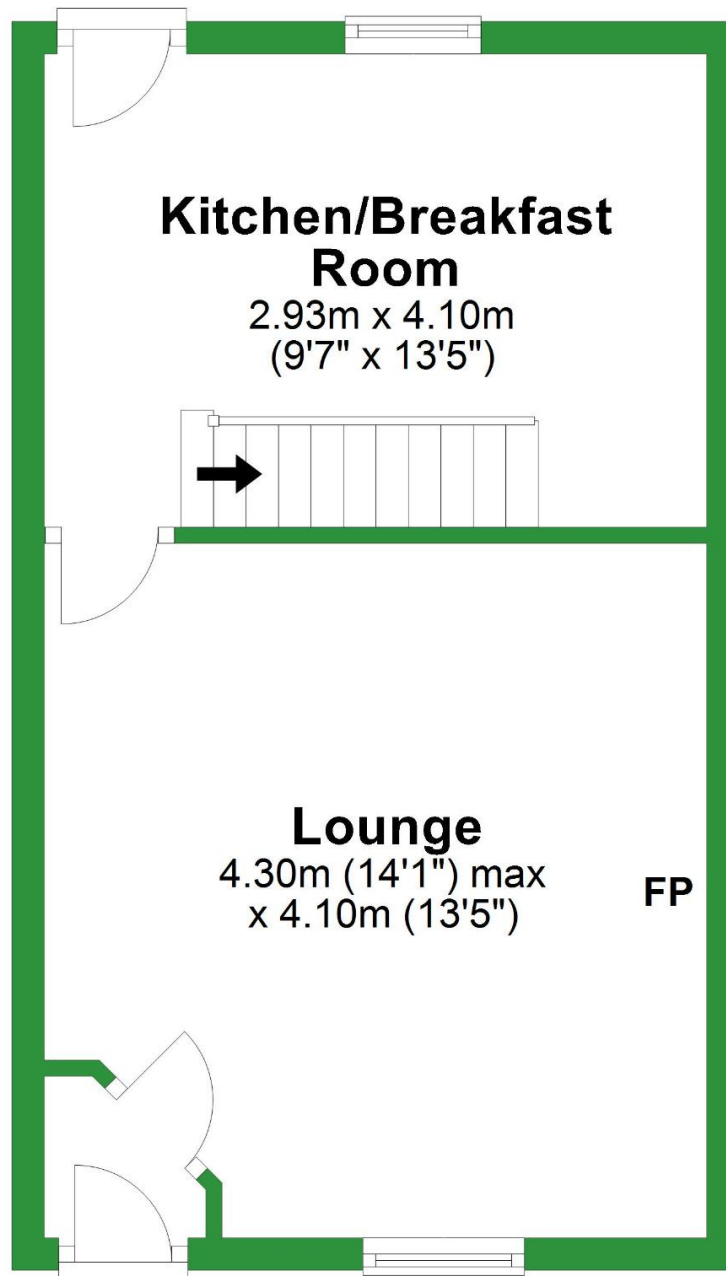


Property Floor Plans

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 60.0 sq. metres (645.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

Creation Date

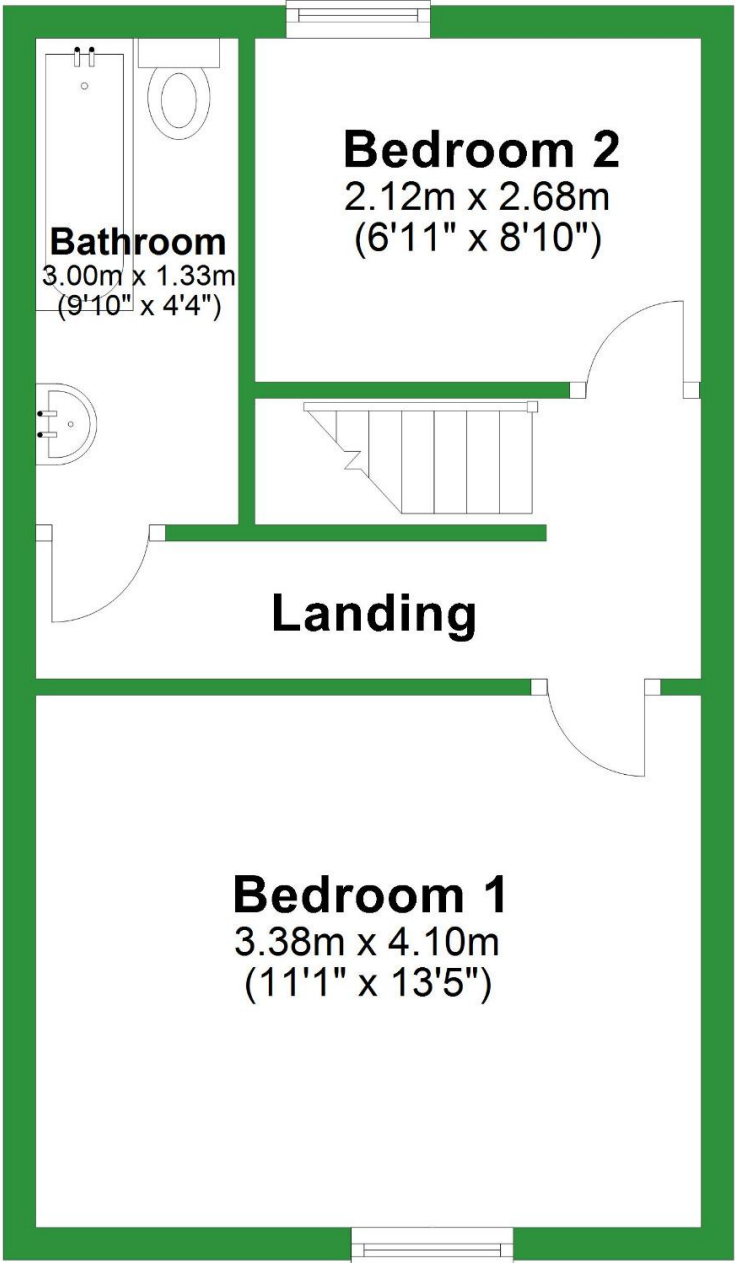
08/09/2025

Property Floor Plans

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Property Info

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Leasehold
Floor Area
645.4
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2860-11-12
Price Qualifier
OIRO
Price
£125,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Feature 1

Popular Village Location

Feature 2

Two Bedrooms

Feature 3

Chain Free

Feature 4

Walking Distance To Village Amenities

Feature 5

Two Nearby Primary Schools

Feature 6

Close Location To Whalley And Clitheroe

Creation Date

08/09/2025

Property Description

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Well-Presented Two Bedroom Terrace In Sabden

Well-Presented Two Bedroom Terrace In Sabden

- Two bedrooms
- Mid-terrace property
- Chain free
- Good-sized yard to the rear
- Well-kept throughout
- Popular village location
- Walking distance to village amenities
- Nearby primary schools

This is a well-kept mid-terraced home on Padiham Road in Sabden, offering a great opportunity for first-time buyers or anyone looking to downsize. The layout includes a good-sized lounge at the front of the property and a kitchen to the rear. Upstairs, you'll find two bedrooms and a bathroom. Outside, there's a generously sized rear yard with plenty of room for seating or storage.

From the Agent's Perspective:

This is a tidy and straightforward home in a popular village location. It's in good condition and ready for someone to put their own stamp on it. The layout works well, and the rear yard is a good size for sitting out or storage.

From the Client's Perspective

I've had it rented out for a few years. It's done to a good standard and has always let easily.

Additional Information

Tenure- Leasehold, 835 years remaining.

Council tax band - B

Creation Date

08/09/2025

Property Description

31 Padiham Road, Sabden, Clitheroe, Lancashire, BB7 9EW

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Creation Date

08/09/2025