



2 Timbrills Avenue
Sabden



Pendle Hill
Properties
estate and letting agents

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Sabden

Occupying a prime corner plot, an immaculately presented three bedroom detached property conveniently located in the popular Pendle village of Sabden.

With stunning countryside views and generously proportioned, flexible living accommodation, creating a lovely family home.

Briefly comprising, open plan kitchen/dining room/family room, spacious lounge, utility room and downstairs WC on the ground floor, along with a spacious master bedroom with en suite shower room, and two further bedrooms and family bathroom on the first floor.

Externally the property boasts, a private gravel drive allowing parking for up to three vehicles, a single garage, along with attractive front and side gardens framed with mature hedges, with stunning countryside views.

Offers in the Region of: £345,000



OPEN PLAN KITCHEN/DINING/FAMILY ROOM

A UPVC entrance door opens into the impressive, light filled, family room incorporating kitchen, dining room and relaxing area with three UPVC double glazed windows and feature Oak and glass first floor staircase, briefly comprising, fully fitted high quality white gloss kitchen with a range of base and wall mounted units with complementary Solid Oak work surfaces and LED undercounter lighting, stainless steel sink with chrome mixer tap, integrated appliances, comprising, Blomberg double oven, Lamona four ring electric hob and Cooke and Lewis stainless steel overhead extractor and Lamona larger fridge, stone flagged flooring, three radiators, three ceiling light points, and chrome ceiling spotlights.

LOUNGE

A well-presented, spacious lounge with UPVC double glazed window overlooking the side of the property, briefly comprising, carpeted flooring, two radiators, three wall light points, and two ceiling light points.

UTILITY

Accessed from the kitchen, the utility room with small UPVC double glazed window, briefly comprises, space for appliances, tiled flooring, radiator, and ceiling light point. The utility room allows access to the downstairs WC and access out to the rear of the property via a UPVC door.

DOWNSTAIRS WC

Accessed from the utility room the downstairs WC with small UPVC double glazed frosted window, briefly comprises, ceramic wash hand basin with chrome mixer tap, low level WC, tiled flooring, radiator, and ceiling light point.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A generously proportioned sized master bedroom with UPVC double glazed window overlooking the side of the property with views of Pendle Hill and Velux roof

window with far reaching countryside views of White Hill and Black Hill, briefly comprising, carpeted flooring, radiator, two chrome ceiling spotlights and ceiling light point.

The en suite shower room, briefly comprises, double shower enclosure with chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome mixer tap, low level WC, ceramic wall and floor tiles, chrome towel warmer, and chrome ceiling spotlights.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the side of the property and Velux roof window overlooking the front of the property with stunning far-reaching views of White Hill and Black Hill, briefly comprising, carpeted flooring, radiator, wall light point, and ceiling light point.

BEDROOM THREE

Bedroom three with Velux roof window overlooking the front of the property with stunning far-reaching views of White Hill and Black Hill, briefly comprising, carpeted flooring, radiator, and ceiling light point.

FAMILY BATHROOM

A spacious light filled family bathroom with large UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, double shower enclosure unit with chrome thermostatic shower with oversized rainfall shower head, pedestal sink with chrome mixer tap, low level WC, ceramic wall and floor tiles, radiator, and chrome ceiling spotlights.

EXTERNAL

Externally the property boasts, a private gravel drive allowing parking for up to three vehicles, a single garage, along with attractive front and side gardens with stunning countryside views.

ADDITIONAL INFORMATION

Tenure = Freehold

The properties Worcester combination boiler is housed in a built-in storage cupboard on the first-floor landing.

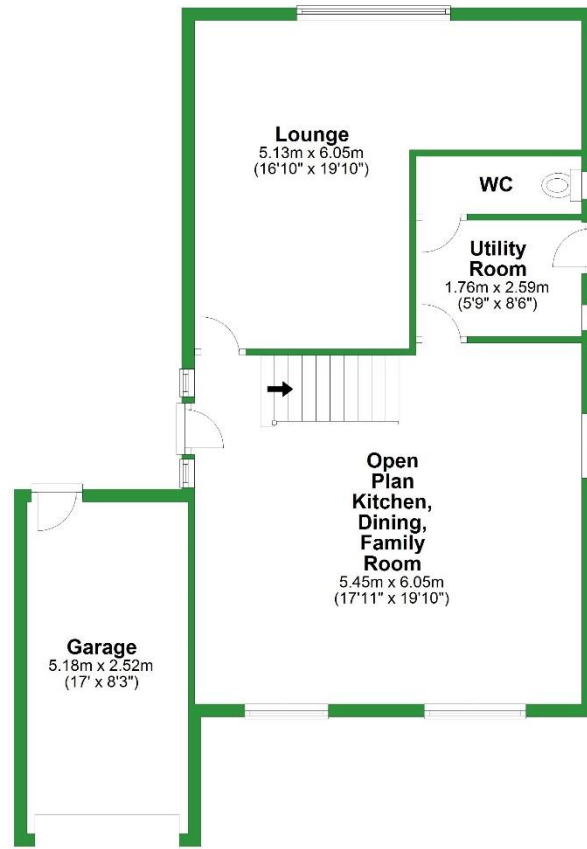






Ground Floor

Approx. 78.0 sq. metres (839.5 sq. feet)

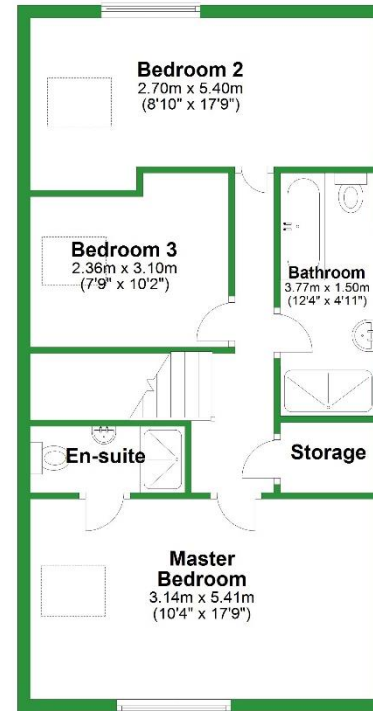


Total area: approx. 135.7 sq. metres (1460.5 sq. feet)

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

Approx. 57.7 sq. metres (621.0 sq. feet)

First Floor



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

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