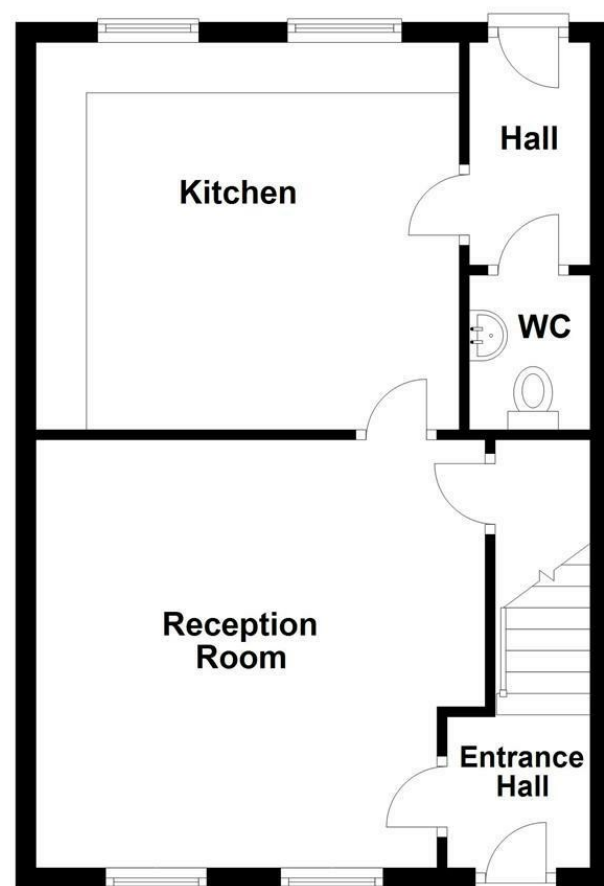
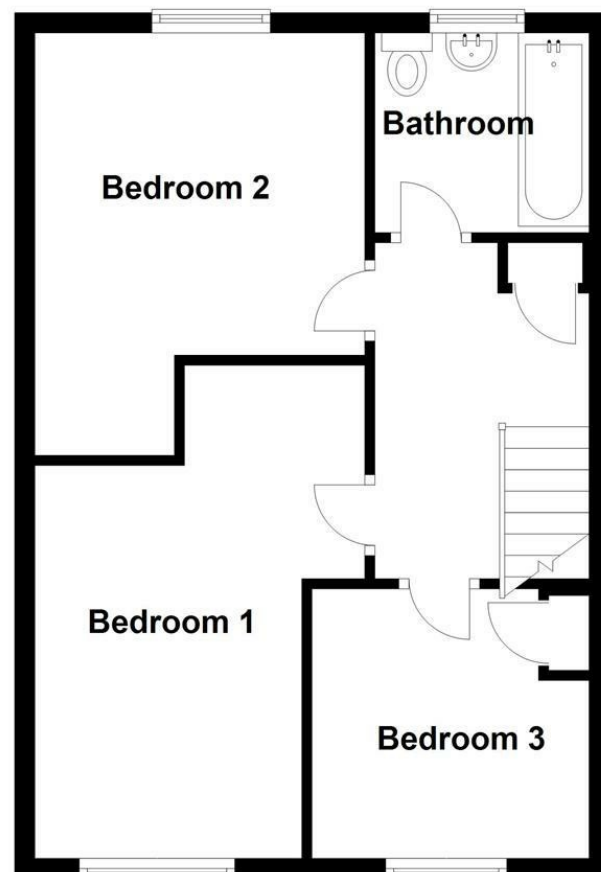


Ground Floor
Approx. 482.2 sq. feet



First Floor
Approx. 481.8 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Black Hill View, Sabden, BB7 9GY

25% Shared Ownership £55,000

25% SHARED OWNERSHIP
A BEAUTIFUL FAMILY HOME IN AN IDYLIC LOCATION

Nestled in the charming village of Sabden, Black Hill View presents a delightful opportunity for those seeking a cosy abode with picturesque countryside views. This semi-detached house boasts a warm and inviting ambience, featuring one reception room, three snug bedrooms, and a well-appointed bathroom.

Ideal for a small family, this property offers a tranquil retreat from the hustle and bustle of city life. The proximity to nearby primary schools makes it a convenient choice for those with young children, ensuring a seamless daily routine.

For nature enthusiasts, the location of Black Hill View is truly unbeatable. With easy access to walks up Pendle Hill, residents can immerse themselves in the stunning natural beauty of the surroundings, perfect for leisurely strolls or more adventurous hikes.

Additionally, the strategic location of this property provides excellent connectivity to the neighbouring towns of Clitheroe, Whalley, and Burnley, offering a diverse range of amenities, shopping opportunities, and dining experiences just a stone's throw away.

Don't miss out on the chance to make Black Hill View your new home sweet home in the heart of the serene Sabden village.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Black Hill View, Sabden, BB7 9GY

25% Shared Ownership £55,000



- Semi Detached House
- Three Piece Bathroom
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Front Garden With Field Views
- Leasehold
- Spacious Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band: C

Ground Floor

Entrance Hallway

5'11 x 4'7 (1.80m x 1.40m)

Composite double glazed frosted entrance door, central heating radiator, smoke alarm, wood effect flooring door to reception room and stairs to first floor.

Reception Room

14'7 x 10'1 (4.45m x 3.07m)

Two UPVC double glazed windows, central heating radiator, wood effect flooring, TV point, doors to under stairs storage and kitchen.

Kitchen

13'9 x 12'7 (4.19m x 3.84m)

Two UPVC double glazed windows, central heating radiator, high gloss wall and base units with laminate worktops, oven with four burner gas hob and extractor hood, stainless steel splash back, one and half stainless steel sink with drainer and mixer tap, integrated dishwasher, washer/dryer and fridge freezer, spotlights, vinyl flooring and door to side hall.

Side Hallway

7'3 x 3'11 (2.21m x 1.19m)

Central heating radiator, spotlights, vinyl flooring, door to WC and composite double glazed door to rear.

WC

4'10 x 3'11 (1.47m x 1.19m)

Central heating radiator, dual flush WC, wall mounted wash basin and wood effect flooring.

First Floor

Landing

Loft access, smoke alarm, central heating radiator, doors to three bedrooms, bathroom and linen cupboard.

Bedroom One

16' x 10'9 (4.88m x 3.28m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'11 x 10'9 (3.94m x 3.28m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9' x 8'9 (2.74m x 2.67m)

UPVC double glazed window, central heating radiator and above stairs storage.

Bathroom

6'11 x 6'5 (2.11m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, shaver point, panelled bath with direct feed shower over, part tiled elevations, extractor fan, spotlights and tile effect flooring.

External

Front

Laid to lawn garden with planted beds and field views.

Rear

Paved yard.



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