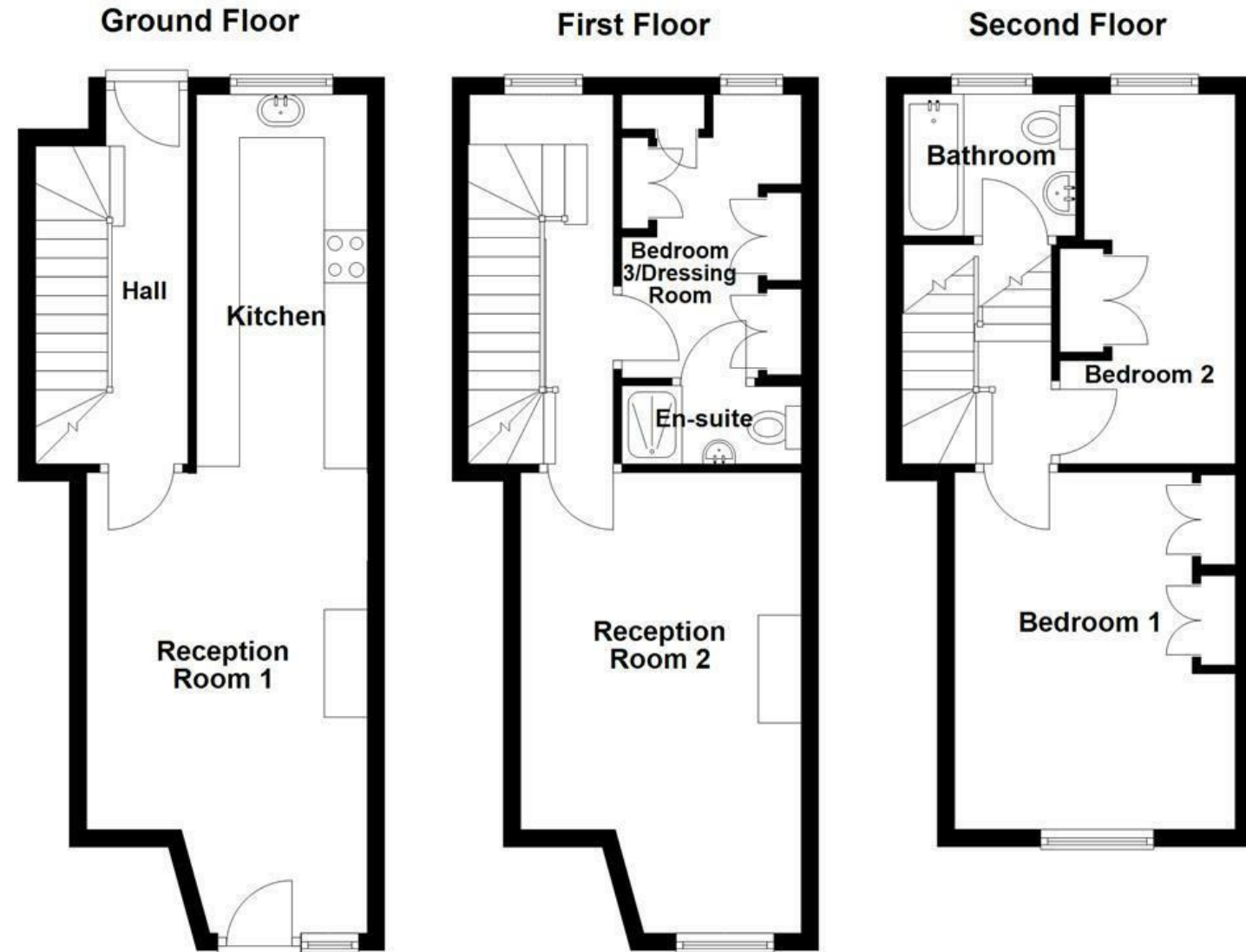




## , Sawley, BB7 4LE

### £350,000

A GORGEOUS CHARACTERFUL THREE BEDROOM FAMILY HOME

Nestled in the charming village of Sawley, Clitheroe, this beautifully presented three-bedroom house offers a delightful retreat for a small family or couple. Spanning three floors, the property boasts two inviting reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is undoubtedly the recently fitted kitchen, which seamlessly opens into a spacious living and dining area, perfect for hosting gatherings or enjoying quiet evenings in. The thoughtful design ensures that the ground floor is both functional and stylish, catering to modern living needs.

The property features three well-appointed bedrooms, with the third bedroom currently adapted as a dressing room complete with an ensuite shower room, offering versatility to suit your lifestyle. Additionally, the two bathrooms provide convenience for family living.

Sawley is a picturesque village steeped in history, centred around the ruins of a 12th-century abbey. The local community thrives with a welcoming pub, making it an ideal spot for socialising. Furthermore, the property is conveniently located for easy access to the neighbouring town of Clitheroe, where you will find a range of major amenities, schools, and commuter routes along the A59.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 69      | 80        |
| (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.

**, Sawley, BB7 4LE**  
**£350,000**



- Charming Mid Terrace Cottage
- Spread Across Three Floors
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Bursting with Character
- Tenure TBC
- Two Bathrooms
- Low Maintenance Externals
- Council Tax Band TBC

## Ground Floor

## Reception Room One

12'7 x 10'8 (3.84m x 3.25m)

Hardwood double glazed front door, hardwood double glazed window, two central heating radiators, cast iron log burner with stone flag hearth and stone surround, open to kitchen and door to hall.

## Kitchen

14'1 x 6'6 (4.29m x 1.98m )

Hardwood double glazed window, range of panelled wall and base units with compact laminate work surfaces, integrated oven with four ring induction hob and extractor hood, glass splashback, inset sink with Quooker boiling water mixer tap, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated wine fridge and wood effect flooring.

## Hall

14'1 x 5'4 (4.29m x 1.63m )

Central heating radiator, spotlights, hardwood double glazed door to rear and stairs to first floor.

## First Floor

## Landing

13'2 x 5'4 (4.01m x 1.63m )

Hardwood double glazed window, central heating radiator, doors leading to reception room two, bedroom three/dressing room and stairs to second floor.

## Reception Room Two

15'0 x 11'8 (4.57m x 3.56m)

Hardwood double glazed window, central heating radiator, exposed beams, cast iron log burner with stone flag hearth and stone surround.

### Bedroom Three/Dressing Room

9'8 x 7'9 (2.95m x 2.36m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and door to en suite.

## En Suite

6'9 x 2'10 (2.06m x 0.86m)

Dual flush WC, wall mounted wash basin with traditional taps, direct feed shower, PVC panelling to ceiling, tiled elevations, spotlights, extractor fan and tiled flooring.

## Second Floor

## Landing

Loft access, smoke detector, spotlights, doors leading to two bedrooms and bathroom.

## Bedroom One

15'4 x 12'8 (4.67m x 3.86m)

Hardwood double glazed window, central heating radiator and fitted wardrobes.



**Tel: 01200422824**

**www.keenans-estateagents.co.uk**