


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Thorn Street, Sabden, BB7 9EY

Asking Price £179,950

THREE BEDROOM TERRACE IN SABDEN

Nestled on Thorn Street in the charming village of Sabden, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors alike. Spanning an impressive 872 square feet, the property boasts a generous living room that provides a warm and inviting space for relaxation and entertaining.

The spacious kitchen is a standout feature, offering ample room for culinary pursuits and conveniently leading to a low-maintenance rear yard, perfect for enjoying the outdoors without the burden of extensive upkeep. This outdoor space is ideal for summer barbecues or simply unwinding after a long day.

The property comprises three well-proportioned bedrooms, ensuring that there is plenty of space for family, guests, or even a home office. The layout is thoughtfully designed to maximise comfort and functionality, making it a perfect fit for various lifestyles.

Located in the picturesque setting of Sabden, residents can enjoy the tranquility of village life while still being within easy reach of local amenities and transport links. This home is not just a property; it is a gateway to a vibrant community and a fulfilling lifestyle.

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 3  1  1  D

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- One Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room

13'1 x 11'3 (3.99m x 3.43m)

UPVC double glazed frosted entrance door, UPVC double glazed window, log burning stove, stone hearth, wood effect flooring and open access to inner hall.

Inner Hall

Stairs to first floor and open access to kitchen.

Kitchen

14' x 13' (4.27m x 3.96m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, wood effect worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, plumbing for washing machine, space for fridge freezer, integrated boiler, under stairs storage, wood effect flooring and UPVC door to rear.

First Floor

Landing

7'7 x 5'9 (2.31m x 1.75m)

Smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

13' x 11'3 (3.96m x 3.43m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'8 x 6'7 (2.95m x 2.01m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'9 x 5'11 (3.28m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 4'7 (2.08m 1.40m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part tiled elevation and tile effect flooring.

External

Rear

Enclosed paved yard with storage shed (with power).



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