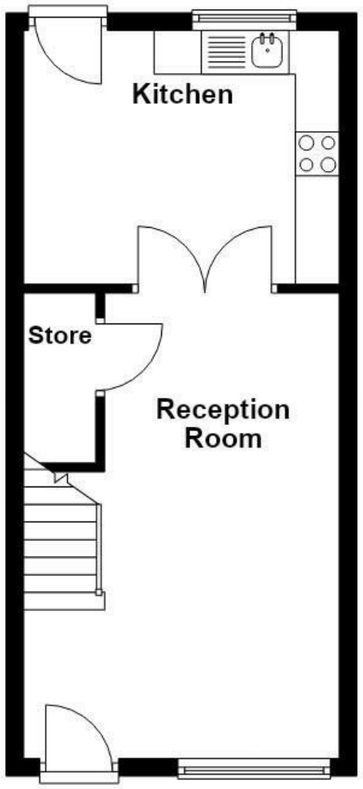
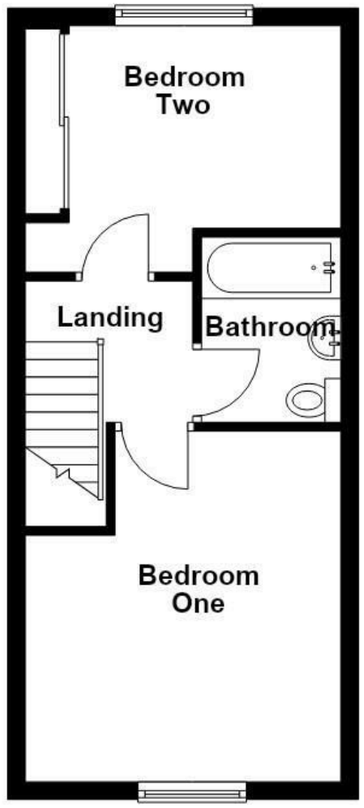
Keenans

Ground Floor



First Floor











Pendle Street East, Sabden, BB7 9FX

Asking Price £180,000

ENVIABLE TWO BEDROOM MID TERRACE COTTAGE IN A POPULAR LOCATION

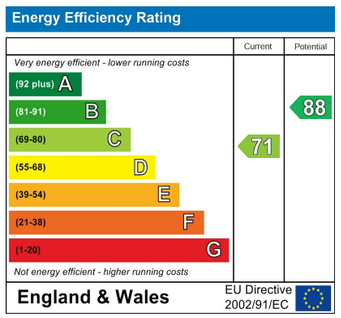
Bursting with character and charm, this delightful two-bedroom mid-terrace cottage offers a wonderful blend of traditional features and comfortable modern living, perfectly positioned in the heart of the picturesque village of Sabden. Situated on Pendle Street East, this attractive property dates back to 1850 and offers a fantastic opportunity for first-time buyers, couples or those seeking a cosy village retreat.

Stepping inside, you are welcomed into a bright and inviting reception room, providing the perfect space to relax or entertain family and friends. The well-appointed kitchen offers a practical layout with ample space for everyday cooking and dining. Upstairs, the property boasts two comfortable bedrooms, both offering versatile accommodation, alongside a conveniently positioned bathroom.

Externally, the property benefits from an enclosed rear yard, providing a lovely private space to enjoy the fresh air, unwind or entertain during the warmer months. On-street parking is also available nearby.

Nestled within the highly desirable village of Sabden, the property enjoys convenient access to local amenities, schools and the charming village centre, all while being surrounded by the beautiful Lancashire countryside.

Ready to move straight into and offering an abundance of character, this charming cottage presents an excellent opportunity to enjoy peaceful village living without compromising on everyday convenience. Early viewing is highly recommended!



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Wellgate, Clitheroe, BB7 2RD
Tel: 01200422824 | Email: sales@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Pendle Street East, Sabden, BB7 9FX

Asking Price £180,000

2 1 1 C

- Ample On Street Parking to the Front and Rear
- Two Generous Double Bedrooms
- Modern Kitchen
- Council Tax Band C
- Walking Distance to Sabden Village Centre
- Stunning Stone Built Cottage In A Sought After Location
- EPC Rating C
- Fantastic Views
- Spacious Lounge
- Tenure Leasehold

Ground Floor

Reception Room
17'7 x 11'10 (5.18m x 3.35m)

Kitchen
11'8 x 9'5 (3.35m x 2.74m)

First Floor

Landing
8'9 x 5'10 (2.44m x 1.52m)

Bedroom One
12'8 x 11'11 (3.66m x 3.35m)

Bedroom Two
11'8 x 9'11 (3.35m x 2.74m)

Bathroom
6'11 x 5'6 (1.83m x 1.52m)

External

Front
On street parking

Rear
Enclosed stone flagged yard with stone chippings.










Tel: 01200422824

www.keenans-estateagents.co.uk