



## 70 Padiham Road, Sabden

OIRO £279,000 Leasehold

Attractive three-bedroom semi in a sought-after village with open field views, modern kitchen, stylish bathroom, spacious lounge diner, large garden plot, private parking, and potential to extend (STPP).

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





This excellent three-bedroom semi-detached family home is beautifully positioned in a sought-after village location on a generous plot, offering fantastic panoramic open field views to the rear. The attractive and well-appointed interior now benefits some recent upgrades, including new internal oak doors and decoration. There is a modern well fitted kitchen and a stylish three-piece bathroom, as well as a convenient ground floor cloakroom. The spacious porch offers good storage and welcomes you through to a generously proportioned lounge dining room, ideal for family living and entertaining. Each of the three bedrooms provides comfortable accommodation with wardrobes, while the layout and plot offers superb potential to extend if desired (subject to planning permission), allowing you to create your ideal family space. The property is within walking distance of village amenities and schools, and there is good access to local road networks, making Clitheroe, Whalley, and the surrounding countryside easily reachable. Beautiful countryside walks can be enjoyed directly from the doorstep, further enhancing the appeal of this delightful home.

Externally, the property benefits from a recently laid stone-graveled driveway, providing private parking for two cars, as well as a side lawn area. There is a

spacious and long rear garden, which is largely laid to lawn and an excellent stone-flagged patio area. This patio enjoys a fantastic aspect, with superb views looking out over the adjoining open fields, across the hills, and towards the village, creating a beautiful extended outlook to enjoy throughout the seasons. The garden offers plenty of space for outdoor relaxation, family activities, and entertaining, making it a perfect complement to the stylish interior. This is a lovely opportunity to acquire a wonderful family home in a highly desirable setting, combining village charm, modern living, and breathtaking countryside views.

- Excellent 3 Bedroom Semi-Detached Family Home
- Stunning Position With Fantastic Rear Open Field Views
- Attractive Well Appointed Interior With Recent Upgrades
- Spacious Long Rear Garden & Patio
- Modern Kitchen & 3-pce Bathroom, Cloakroom
- Spacious Porch & Lounge Dining Room
- Private 2-Car Driveway
- Sought-After Village Location; Walking Distance To Amenities
- Beautiful Countryside Walks From The Doorstep



**Entrance Porch**

uPVC double glazed front door and glazed surround, part panelled walls, panel radiator, large built in storage cloaks cupboard, tiled effect vinyl flooring, internal oak glazed door to hallway.

**Hallway**

Wood style flooring, oak internal doors, staircase leading to first floor, panel radiator.

**Lounge & Dining Room**

Feature fireplace surround and hearth housing living flame gas fire, TV point, panel radiator, uPVC double glazed window, wood style flooring, oak internal doors.

**Rear Hall**

Large understairs storage cupboard, herringbone style vinyl flooring, oak internal doors, uPVC stable style external double glazed door to garden, recessed spotlights.

**Cloakroom**

Low level w.c., uPVC double glazed window, herringbone vinyl flooring.

**Kitchen**

Modern fitted kitchen with an arrangement of light wood finish wall and base units with contrasting laminate worktops and upstands, sink drainer unit with mixer tap, plumbing for washing machine, space for tumble dryer, AEG eye level electric oven and grill, 5-ring Neff gas hob and extractor filter canopy over, recessed spotlighting, cupboard housing combination gas central heating boiler, panel radiator, uPVC double glazed window with fantastic outlooks over rear garden and adjoining open fields, internal oak wood doors, herringbone style vinyl flooring.

**Landing**

Spindle balustrade, oak wood internal doors, loft access, part boarded.

**Bedroom One**

excellent double bedroom with carpet flooring, built in wardrobe and cupboards over, panel radiator, uPVC double glazed window.

**Bedroom Two**

Double bedroom with carpet flooring, an arrangement of modern fitted furniture with double wardrobe, over head cupboards and drawers, panel radiator, uPVC double glazed window with superb rear aspects over garden and lovely views over adjoining open fields and surrounding countryside.

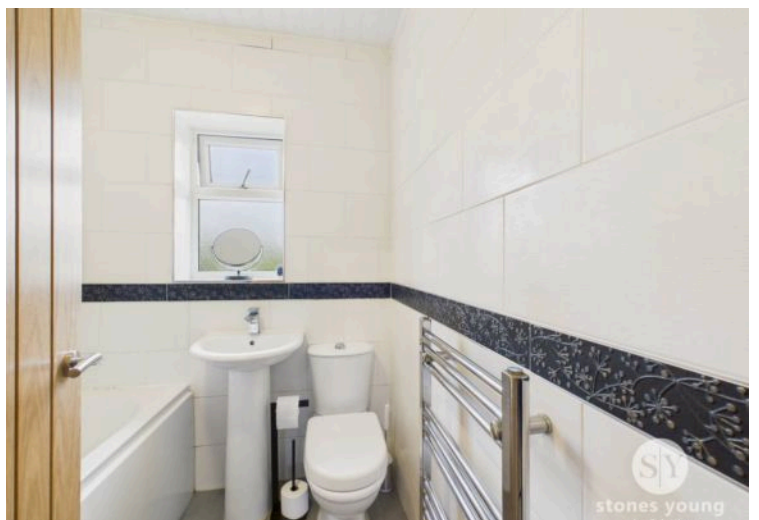
**Bedroom Three**

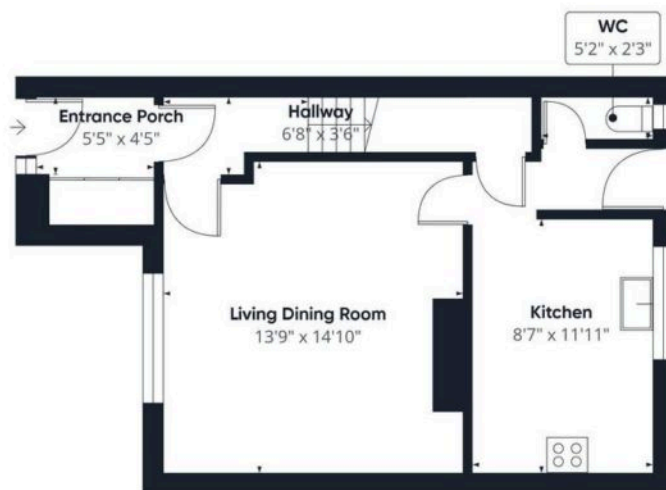
Excellent single room with carpet flooring, fitted bed with fitted shelving cabinets over and built in recessed spotlighting, double wardrobe, panel radiator, uPVC double glazed window.

**Bathroom**

Modern 3-pce white suite comprising panel bath with thermostatic shower over, pedestal wash basin, low level w.c., chrome ladder style radiator, fully tiled walls, panelled ceiling, wood style flooring, uPVC double glazed window, extractor fan.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
798 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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