

3 PADIHAM ROAD
SABDEN
BB7 9EW

£164,950



- Stonebuilt terraced house
- Situated within the village centre
- Two bedrooms
- Lounge with feature exposed stone
- Dining kitchen with French doors
- 3-piece bathroom with shower
- South-west facing patio area
- 58 m2 (621 sq ft) approx.

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An attractive stonebuilt mid-terraced house situated within the centre of this extremely popular village and close to the amenities Sabden has to offer.

The house has a spacious lounge to the front with feature exposed stonework and fireplace; there is a dining kitchen to the rear with French doors open onto the yard with paved patio area. Upstairs there are 2 bedrooms and a 3-piece bathroom with shower over the bath. The house benefits from gas central heating, PVC double glazing and a boarded loft with fitted loft ladder.

Sabden is a fabulous village next to Pendle Hill and offers good road links to Burnley, Whalley and Clitheroe. The village has 2 public houses, shop, post office, Church, doctors' surgery and 2 primary schools. Viewing is essential.

LOCATION: On entering Sabden from the Clitheroe direction via Nick'O'Pendle proceed down the hill into the village and just after the crossroads with Whalley Road the house can be found on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: through half-glazed PVC front door into lounge.

LOUNGE: 4.1m x 4.5m (13'5" x 14'10"); with feature exposed beams and exposed stone chimneybreast housing electric fire sat on stone-flag hearth, built-in shelving and meter cupboard to the side, television point and spindle staircase off to first floor with feature exposed stonewall.

DINING KITCHEN: 4.0m x 2.5m (13'1" x 8'0"); with a fitted range of white gloss wall and base units with complimentary laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, four-ring stainless steel gas hob with

stainless steel extractor canopy over, plumbed for a washing machine, vented for tumble drier, space for fridge freezer, fitted small breakfast bar, tiled floor and glazed PVC French doors opening to rear patio area.

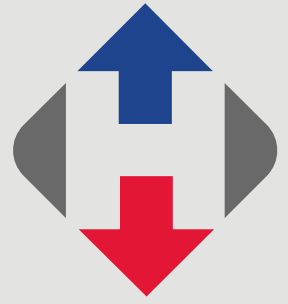
FIRST FLOOR:

LANDING: feature exposed stonewall, spindles and balustrade. Loft access with dropdown ladder leading to boarded loft with electric light.

BEDROOM ONE: 3.0m x 3.2m (10'0" x 10'4"); with dado rail, television point and large over-stairs storage cupboard with hanging rail.

BEDROOM TWO: 1.8m x 3.7m (5'10" x 12'4"); with dado rail.

BATHROOM: with a 3-piece white suite comprising low suite W.C, pedestal wash handbasin with chrome taps, panelled bath with chrome taps and Mira Excel thermostatic shower over, mermaid splash shower panels, Baxi combination central heating boiler and recess spotlighting.





OUTSIDE: To the rear is a south-west facing yard with paved patio area and gated access to the rear.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND: A.

TENURE: Leasehold.

FLOOD RISK LEVEL: Very low.

EPC: The energy efficiency rating for this property is C.

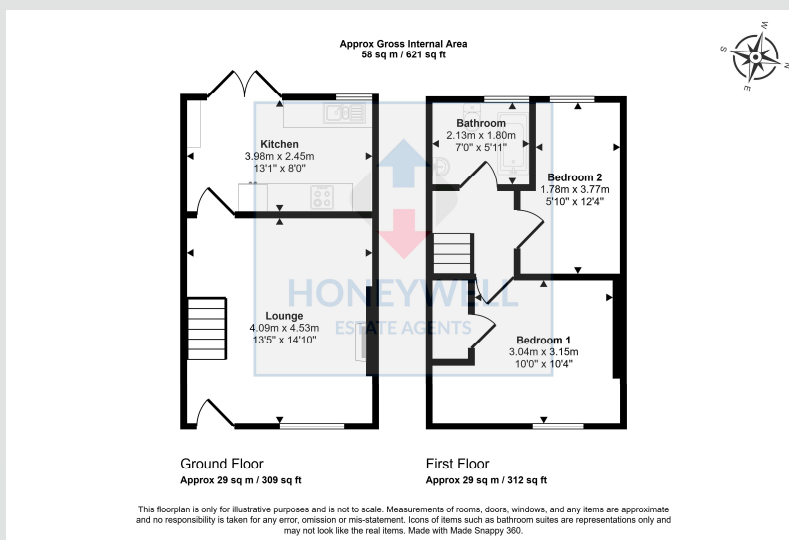


VIEWING: By appointment with our office.

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