

16 THORN STREET  
SABDEN  
BB7 9EY

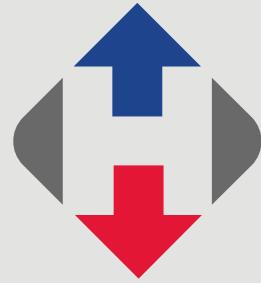
£235,000



- Immaculate extended stone terrace
- Good-sized enclosed rear garden
- 2 large reception rooms
- Stunning kitchen with vaulted ceiling
- 3 bedrooms including attic
- Sought after Ribble Valley village
- Gas CH & UPVC double glazing
- 109 m<sup>2</sup> (1,170 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Situated on a quiet road, a short walk from the village centre, this attractive stonebuilt terrace property benefits from a stunning full width extended kitchen with a vaulted ceiling and modern fitted kitchen with centre island. In the larger of the two spacious reception rooms is a multi-fuel burner set in the chimney breast. On the first floor are two bedrooms, the master with built-in wardrobes, and a 3-piece bathroom with a shower. On the second floor is a spacious attic bedroom with two Velux windows.**



**Externally the property enjoys a low maintenance, enclosed garden with a southerly aspect.**

**LOCATION:** Leave Clitheroe on Pendle Road and head up the hill straight over the roundabout to the A59 bypass. Continue straight over the roundabout at the bypass and head up and over Pendle Hill. Drop down the other side and into Sabden village centre. Continue along, cross the bridge just outside The White Hart and proceed up the hill. Thorn Street can be found on the right hand side.

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

**ENTRANCE PORCH:** With a UPVC external door and tiled flooring.

**DINING ROOM:** 4.0m x 3.3m (13'1" x 10'10"); with cosmetic fireplace, meter cupboards, television point, half-panelled walls and mid-staircase to the first floor landing.

**LIVING ROOM:** 4.0m x 5.2m (13'0" x 17'0"); with part-panelled walls, multi-fuel burner in chimney breast with wooden mantel, meter cupboards, television point, open understairs storage space with power point and open to:

**FULL WIDTH KITCHEN:** 3.6m x 4.0m (11'11" x 13'0"); with vaulted ceiling and 2 double glazed Velux windows, range of fitted base and matching wall storage cupboards with complementary working surfaces and centre island with built-in storage under and breakfast bar, built-in dual cooker oven with separate grill and 8 ring gas hob with extractor canopy over and tiled splashback, space for fridge-freezer, plumbed and drained for an automatic washing machine, one-and-a-half bowl sink unit, built-in dishwasher and UPVC patio doors to the rear garden.

#### **FIRST FLOOR:**

**LANDING:** With low voltage lighting and staircase to the second floor.

**BEDROOM ONE:** 3.6m x 3.4m (11'8" x 11'3"); with built-in wardrobes and separate built-in cupboard, television point.

**BEDROOM TWO:** 2.0m x 3.3m (6'8" x 10'10").





**BATHROOM:** 3-piece suite in white comprising a low level w.c., vanity wash-hand basin with storage under, panelled bath with plumbed shower over and vanity screen, fully tiled walls, built-in storage cupboard housing combination central heating boiler, tiled flooring and heated stainless steel towel rail.

#### SECOND FLOOR:

**BEDROOM THREE:** 3.5m x 6.4m (11'4" x 21'0"); with under eaves storage space, 2 double glazed Velux windows and exposed beams.

**OUTSIDE:** To the rear of the property is an attractive low maintenance enclosed garden area with Indian stone flagged patio and artificial turf with pebbled borders. The rear garden enjoys a southerly aspect with sun the majority of the day.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

**COUNCIL TAX BAND B.**

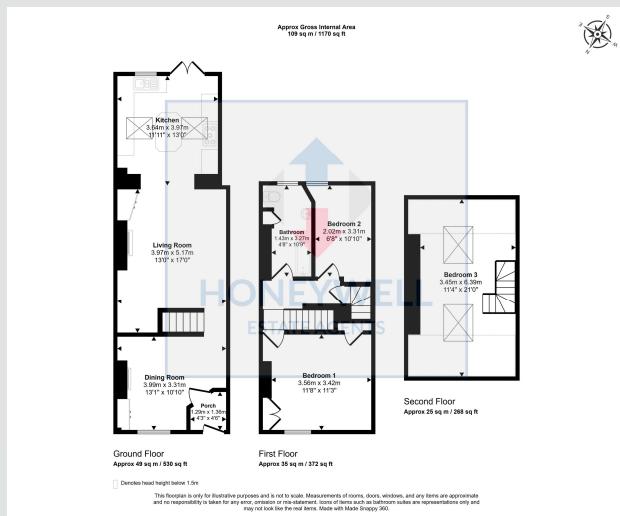


**EPC:** The energy efficiency rating of the property is C.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





16 Thorn Street, Sabden, BB7 9EY  
MJ/CJ/300725

## Selling Your House?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: [houses@honeywell.co.uk](mailto:houses@honeywell.co.uk)



HoneywellEstateAgents

HoneywellAgents

**[honeywell.co.uk](http://honeywell.co.uk)**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.