

3 ST NICHOLAS MEWS
SABDEN
CLITHEROE
BB7 9HU



£369,950

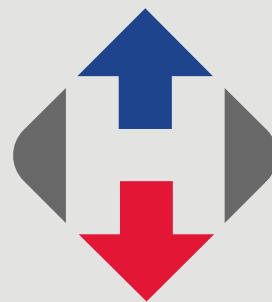


- A spacious semi detached family home
- 4 double bedrooms, master en suite
- 2 reception rooms & conservatory
- Gas CH & uPVC DG
- Dining kitchen and utility
- Corner plot, parking & garage
- Sought after village location
- 174 m2 (1,873 sq ft) approx.

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Situated at the centre of this sought after, charming Ribble Valley village, this large family home is situated on the former church grounds.

Number 3 enjoys a corner plot with a lawned garden to the side and rear surrounded by walls and the original wrought iron church rails. Accommodation is spacious and well maintained throughout with an L shaped hallway, modern cloakroom, lounge open to UPVC conservatory, dining room, large fitted breakfast kitchen and utility room. On the first floor are four double bedrooms, all with built-in wardrobes, the master being especially spacious and enjoying a large 4 piece en-suite. There is also a modern house shower room.



LOCATION: Leave Clitheroe on Pendle Road and travel to and across the A59 bypass. Follow the road up and over Pendle Hill, before dropping down into the village of Sabden. At the bottom of Clitheroe Road turn left onto St Nicholas Avenue and then left again onto St Nicholas Mews.

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

ENTRANCE PORCH: with a glazed external door, laminate wood effect flooring, glazed internal door to hallway with a staircase to first floor landing, telephone point.

CLOAKSROOM: with a modern two-piece suite in white comprising a low level W.C and wash handbasin, fully tiled walls, tiled floor, heated towel rail.

LOUNGE: 4.1m x 3.7m (13'4" x 12'2"); with a living flame gas fire in a feature surround, television and telephone points, open to:

UPVC CONSERVATORY: 4.0m x 2.3m (13'0" x 7'6"); with UPVC external door to the rear of the property, glass roof.

DINING ROOM: 3.0m x 3.7m (9'10" x 12'2"); with television point and UPVC external door to the rear of the property.

KITCHEN DINER: 2.9m x 4.9m (9'7" x 16'1"); with a range of fitted base and matching wall storage cupboards with complimentary working surfaces and a range of built-in appliances including a built-in electric oven and grill, four-ring gas hob with extractor fan over, built-in dishwasher, built-in fridge, low voltage lighting, one a half bowl sink unit, partially tiled walls, external stable door to the side of the property.

UTILITY ROOM: 3.1m x 1.9m (10'2" x 6'2") with feature portal window, plumbed and drained for an automatic washing machine, Worcester central heating boiler, single drainer stainless steel sink unit, partially tiled walls.

FIRST FLOOR:

LANDING: with built-in storage cupboard, attic access point.

BEDROOM ONE: 3.5m x 5.2m (11'5" x 17'1"); with two separate built-in wardrobes, television point.





ENSUITE BATHROOM: 2.9m x 2.6m (9'5" x 8'6"); with a four-piece suite in white comprising a low level W.C, wash handbasin, panelled bath and walk-in shower enclosure with plumbed shower with overhead shower and shower mixer, heated stainless steel towel rail, fully tiled walls, tiled floor, low voltage lighting, extractor fan.

BEDROOM TWO: 3.4m x 3.7m (11'2" x 12'2"); with built-in wardrobes.

BEDROOM THREE: 2.9m x 3.1m (9'7" x 10'0"); with built-in wardrobes.

BEDROOM FOUR: 2.9m x 2.9m (9'6" x 9'5"); with built-in wardrobes.

HOUSE SHOWER ROOM: 1.8m x 2.7m (6'0" x 8'11"); with a modern three-piece suite in white comprising a low level W.C, wash handbasin and a walk-in shower enclosure with plumbed overhead shower and mixer tap, heated stainless steel towel rail, low voltage lighting, extractor fan.

OUTSIDE: The property is situated in a corner plot with majority laid to lawn gardens, flowerbeds and shrubs surrounding and original wrought-iron church railings on dwarf stone



walls. To the rear of the property is a flagged patio area and raised rockeries and flowerbeds and an additional decked patio area with timber storage shed. A driveway and parking area provides allocated parking for two cars and leads to the integral garage with up and over door, power and lighting points.

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.

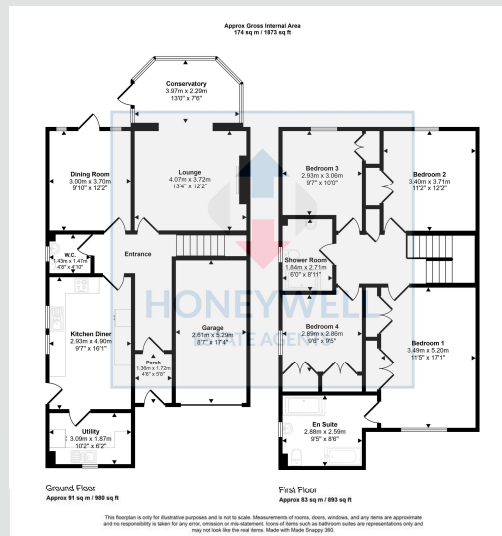
COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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3 St Nicholas Mews, Clitheroe, BB7 9HU
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