



5 Printers Fold Stubbins Lane, Sabden

Clitheroe

£1,350 pcm



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Sabden, Clitheroe

Situated in the charming village of Sabden, this well-presented three-bedroom semi-detached home offers comfortable, modern living in a quiet and highly desirable location.

The ground floor boasts a spacious living room, featuring patio doors that open onto a private, enclosed yard with a patio area—ideal for both relaxing and entertaining. The large, modern kitchen is fully equipped with integrated appliances, including a built-in fridge freezer, washing machine, and dishwasher. Additional convenience is provided by a downstairs WC.

On the first floor are two well-proportioned double bedrooms and a stylish family bathroom fitted with a modern suite. The top floor is dedicated to a generous master bedroom, complete with Velux windows offering lovely views and a private en-suite bathroom—perfect for families or professionals requiring flexible living or home office space.

This property presents an excellent opportunity to rent a well-maintained home within a peaceful community, while still being within easy reach of local amenities and scenic countryside walks.

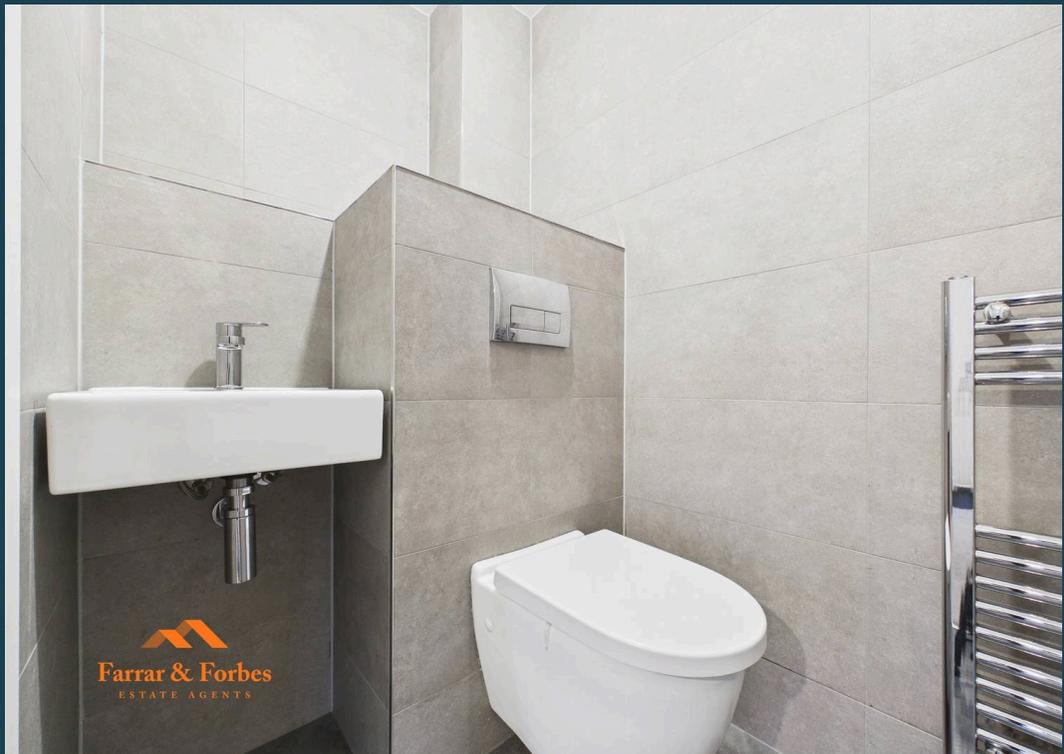
Tenancy Information

All tenancies are offered on an initial 6-month Assured Shorthold Tenancy (AST). Following this period, the tenancy will continue on a rolling monthly basis unless otherwise agreed.

Holding Deposit

A holding deposit equivalent to one week's rent is required upon application. This will be deducted from the first month's rent, subject to the tenancy proceeding.

- Includes fridge freezer, washing machine, and dishwasher
- Two double bedrooms plus a top-floor master with en-suite
- Located in the charming and sought-after village of Sabden




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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

82.1 m²

Reduced headroom

4.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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Farrar & Forbes Estate Agents

Colne E-Cigs, 1 Arcadia - BB8 0HX

01282914042

info@farrarandforbes.co.uk

farrarandforbes.co.uk/