Pendle Hill Properties
estate and letting agents

Creation Date
30/10/2026

Property Details

87 Padiham Road, Sabden, Lancashire, BB7 9EX

OIRO **£189,950**



Property Photos

87 Padiham Road, Sabden, Lancashire, BB7 9EX













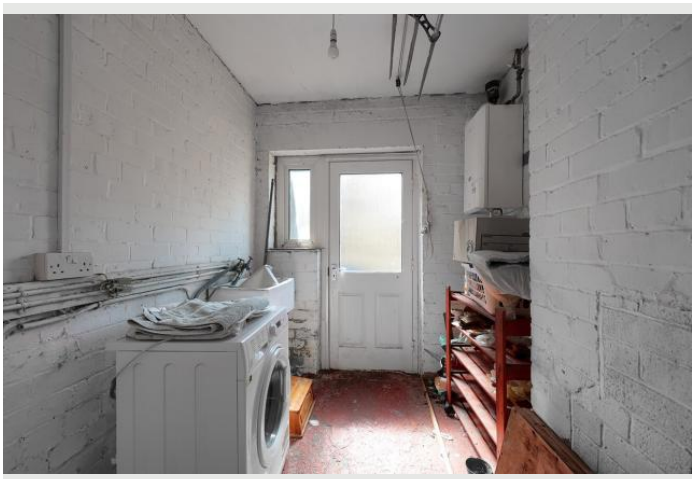
Creation Date

30/10/2026

Property Photos

87 Padiham Road, Sabden, Lancashire, BB7 9EX













Creation Date

30/10/2026

Property Photos

87 Padiham Road, Sabden, Lancashire, BB7 9EX







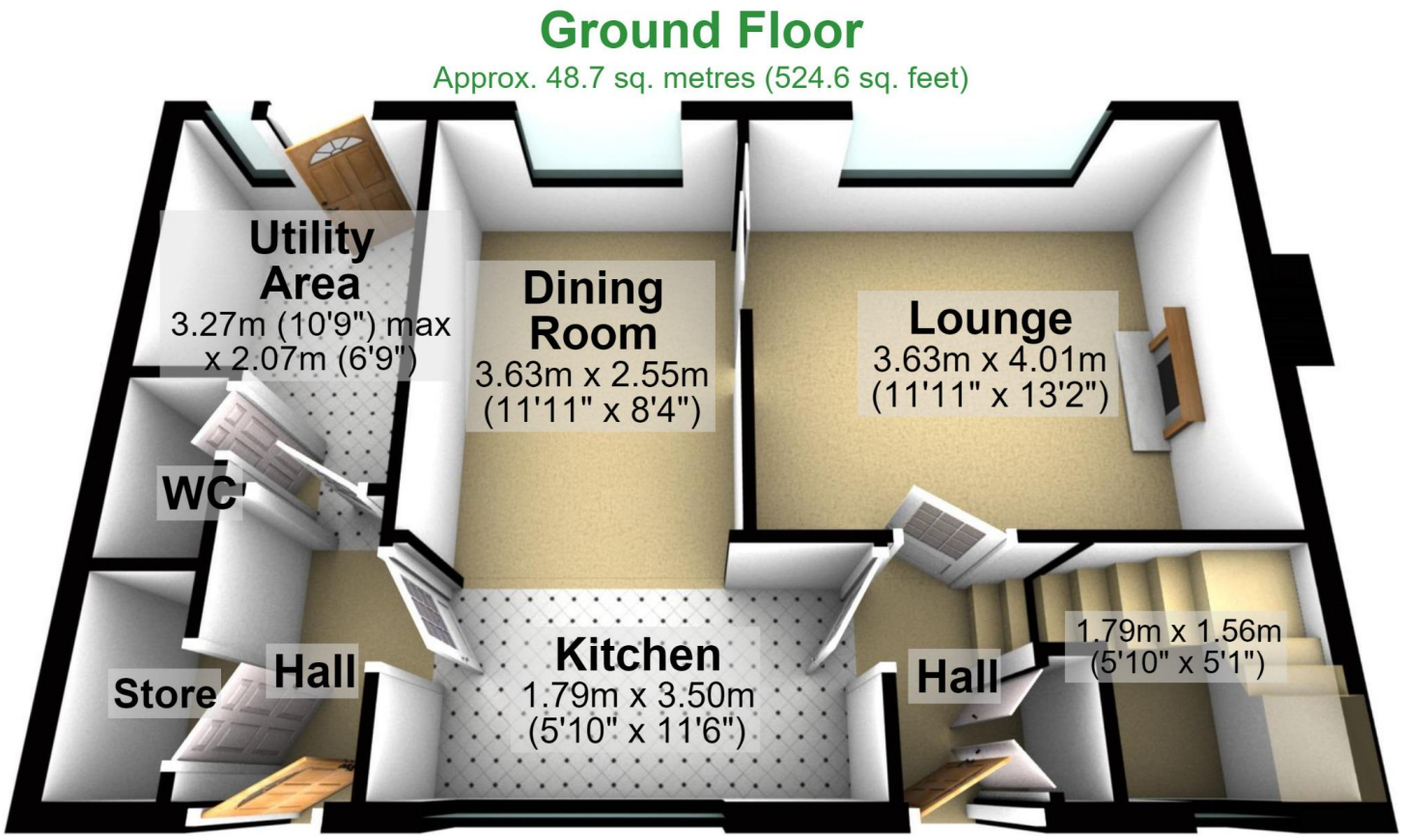


Creation Date

30/10/2026

Property Floor Plans

87 Padiham Road, Sabden, Lancashire, BB7 9EX



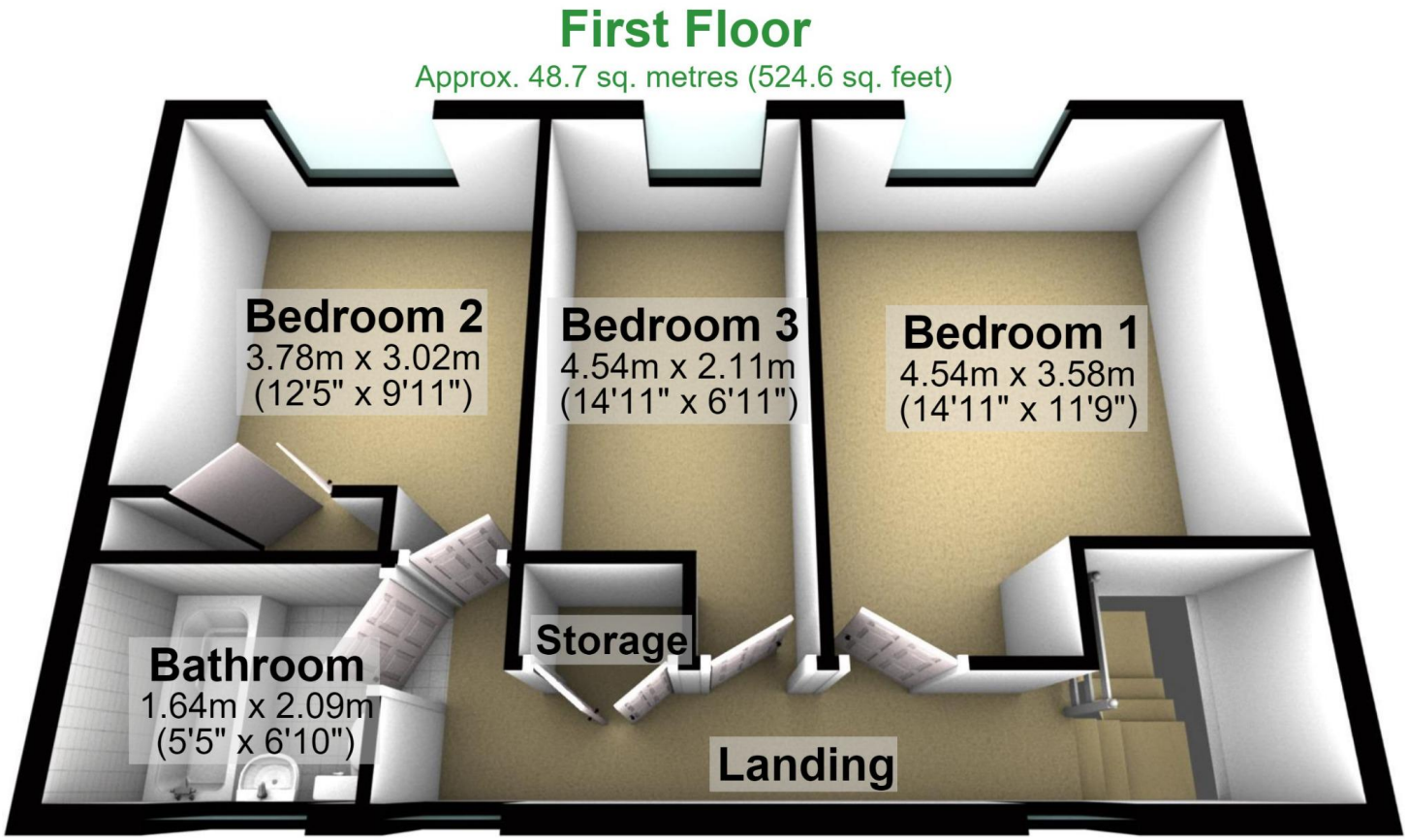
Total area: approx. 97.5 sq. metres (1049.3 sq. feet)

Creation Date

30/10/2026

Property Floor Plans

87 Padiham Road, Sabden, Lancashire, BB7 9EX



Creation Date

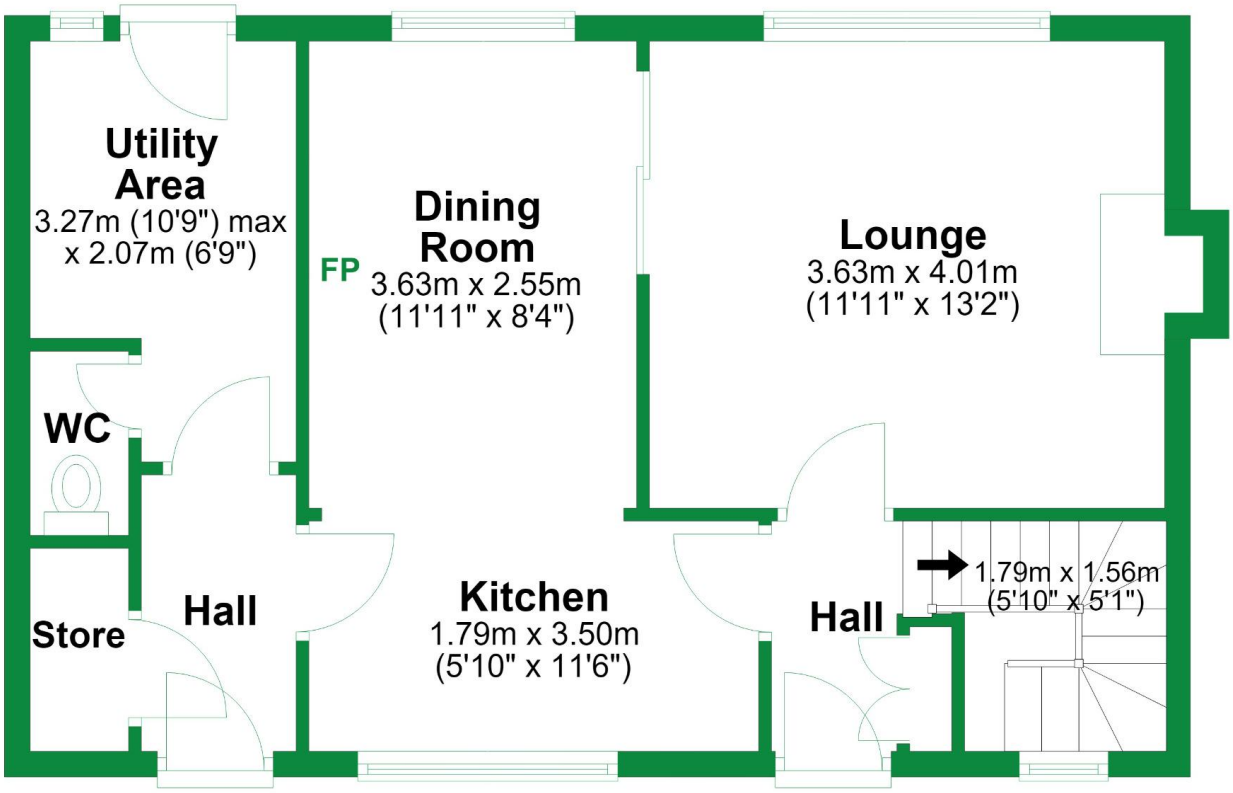
30/10/2026

Property Floor Plans

87 Padiham Road, Sabden, Lancashire, BB7 9EX

Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



Total area: approx. 97.5 sq. metres (1049.3 sq. feet)

Creation Date

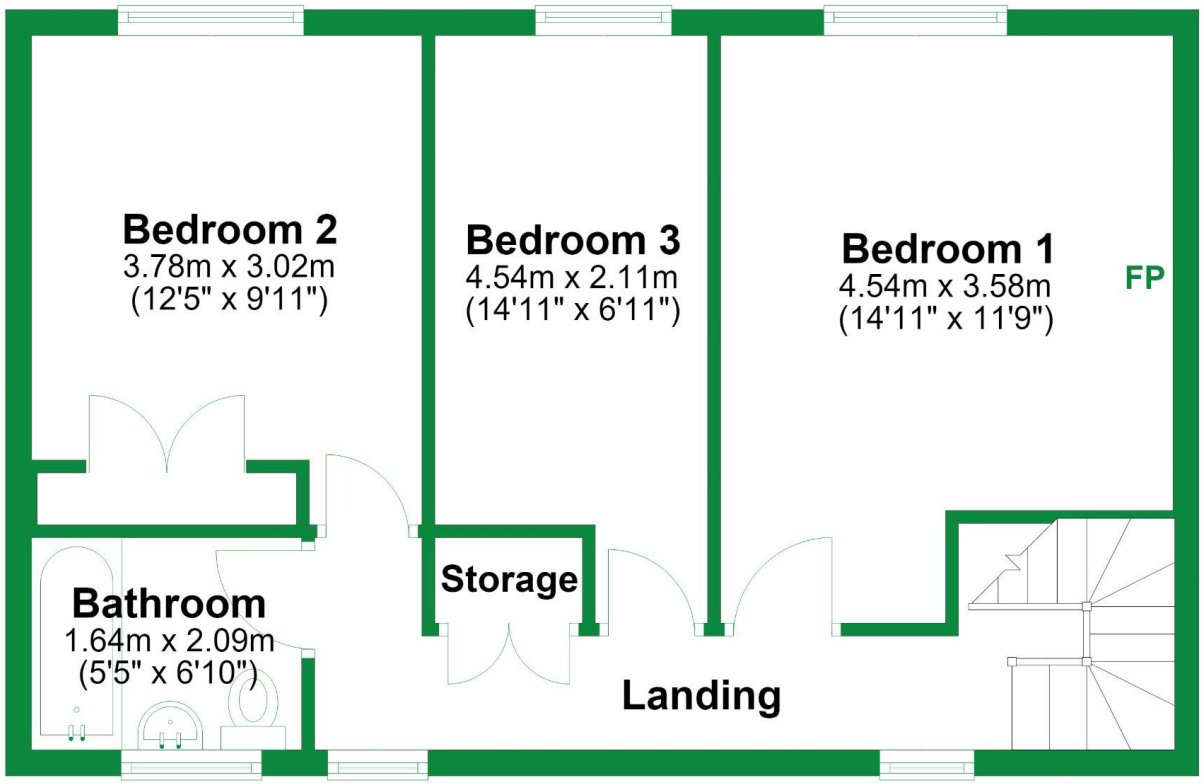
30/10/2026

Property Floor Plans

87 Padiham Road, Sabden, Lancashire, BB7 9EX

First Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



Creation Date

30/10/2026

Property Info

87 Padiham Road, Sabden, Lancashire, BB7 9EX

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1049
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Creation Date

30/10/2026

Property Info

87 Padiham Road, Sabden, Lancashire, BB7 9EX

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

Creation Date

30/10/2026

Property Info

87 Padiham Road, Sabden, Lancashire, BB7 9EX

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£189,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

30/10/2026

Property Features

87 Padiham Road, Sabden, Lancashire, BB7 9EX

Feature 1
Spacious Three-bedroom Terraced Property
Feature 2
Lounge And Separate Dining Room
Feature 3
Downstairs Wc, Utility Area And Useful Store Room
Feature 4
Large Established Rear Garden With Mature Shrubs And Planted Borders
Feature 5
Requires Modernisation And Improvement Throughout
Feature 6
Excellent Renovation Opportunity
Feature 7
Popular Ribble Valley Village Location
Feature 8
Close To Sabden Primary School, Village Shops And Pubs
Feature 9
Short Drive To Clitheroe And Whalley

Creation Date

30/10/2026

Property Description

87 Padiham Road, Sabden, Lancashire, BB7 9EX

Three-Bedroom Terraced Home with Excellent Potential

Situated in the popular village of Sabden, this spacious three-bedroom terraced property offers over 1,000 sq ft of accommodation and represents an exciting opportunity for buyers looking for a home they can modernise and make their own. Requiring updating and improvement throughout, the property offers generous living space, a particularly impressive rear garden and excellent potential to create a fantastic family home.

Key Features

- Spacious three-bedroom terraced property
- Over 1,000 sq ft of accommodation
- Requires modernisation and improvement throughout
- Lounge and separate dining room
- Kitchen with adjoining access
- Downstairs WC, utility area and useful store room
- Three well-proportioned bedrooms
- Family bathroom
- Huge established rear garden with mature shrubs and planted borders
- Useful rear outbuilding
- Excellent renovation opportunity
- Popular Ribble Valley village location
- Close to Sabden Primary School
- Village shops and pubs nearby
- Short drive to Clitheroe and Whalley
- Ideal project for buyers looking to add value

Agent's Perspective

The ground floor comprises a lounge and separate dining room, with the dining room leading through to the kitchen. There is also a useful store room, downstairs WC and utility area, providing practical additional space.

To the first floor are three well-proportioned bedrooms together with a family bathroom. he accommodation provides plenty of scope for modernisation, allowing the next owner

Creation Date

30/10/2026

Property Description

87 Padiham Road, Sabden, Lancashire, BB7 9EX

to introduce their own style and specification.
One of the property's standout features is the substantial rear garden, offering an excellent amount of outdoor space. The garden is well established with mature shrubs, planted borders and an outbuilding, providing plenty of potential for keen gardeners, families or those looking to create an attractive outdoor entertaining space.

Location
Sabden is a popular Ribble Valley village surrounded by beautiful countryside, whilst offering a selection of everyday amenities within easy reach. The property is conveniently positioned for the local primary school, village shops, pubs and other community facilities. The larger market towns of Clitheroe and Whalley are also just a short drive away, providing a wider range of shops, restaurants, schools, leisure facilities and transport connections.

This is a property with considerable potential, offering generous accommodation, a fantastic garden and an excellent opportunity for someone to undertake a scheme of modernisation and create a home tailored to their own requirements.

Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

AI Photography Disclaimer: Some images have been enhanced using AI technology to improve image quality and presentation. The enhancements do not intentionally alter the propertys layout, dimensions or key features. Buyers are advised to confirm the condition and appearance of the property during a viewing.

Creation Date
30/10/2026