

21 THORN STREET
SABDEN
CLITHEROE
BB7 9EY

£184,950



- Stonebuilt mid terraced house
- Two bedrooms, 3-piece bathroom
- Lounge with log burning stove
- Large dining kitchen
- Attractive garden area to the rear
- Situated on a cul-de-sac
- Attractive village location
- 94 m2 (1,009 sq ft) approx.

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A well-presented stonebuilt terraced house situated in a cul-de-sac location close to open countryside and within walking distance of the village centre and its amenities.

The house has an entrance vestibule, a lounge with feature fireplace with log burning stove. To the rear there is a large dining kitchen with a cream shaker style kitchen and space for table and chairs. Upstairs there are two bedrooms and a 3-piece bathroom with shower over the bath. Outside to the rear there is a decked patio which steps down to an artificial lawn with timber store and log store.

Sabden is a beautiful village which offers great access to open countryside and Pendle Hill. The village offers great amenities including 2 primary schools, 2 public houses, village store, post office and doctors' surgery. Viewing is essential.

LOCATION: On entering Pendle via Nick'O'Pendle proceed down the hill into the village. At the cross roads continue straight on into Padiham Road, cross over the bridge continue up the hill and turn right into Thorn Street.

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

ENTRANCE: through half glazed PVC Rock door into entrance vestibule with coat hooks and doorway to lounge.

LOUNGE: 3.9m x 3.3m (12'11" x 10'10"); with coved cornicing, television point, feature fireplace housing cast iron log burning stove set into the chimneybreast sat on a stone flag hearth with stone mantle, meter cupboard in the alcove and staircase off to first floor.

KITCHEN DINER: 4.0m x 4.3m (13'2" x 14'1"); spacious dining kitchen with a fitted range of

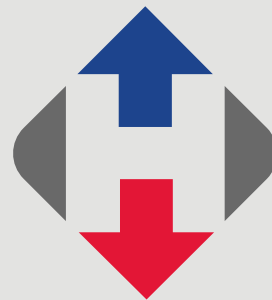
cream shaker style wall and base units with complimentary wood effect laminate work surface and tiled splashback. There is a one and a half bowl stainless steel sink unit with mixer tap, integrated Zanussi electric fan oven, four-ring ceramic hob with extractor over, plumbing for a washing machine, space for a tumble dryer, chimneybreast with feature stone mantle, built-in storage cupboard set into alcove, understairs storage cupboard with power, light and coat hooks. The kitchen has a wood effect luxury vinyl tiled floor and PVC stable door opening onto the rear garden.

FIRST FLOOR:

LANDING: with staircase off to attic room.

BEDROOM ONE: 4.0m x 3.5m (13'1" x 11'4"); with large understairs storage cupboard.

BEDROOM TWO: 2.2m x 3.4m (1'10" x 6'5").





BATHROOM: 1.7m x 2.9m (5'8" x 9'7"); with a three-piece white suite comprising a low suite W.C with pushbutton flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and electric shower over with fitted glass shower screen, tiled walls, chrome heated ladder-style towel rail, extractor fan and storage cupboard with shelving for towels and linen.

SECOND FLOOR:

ATTIC ROOM: 4.0m x 6.0m (13'1" x 19'8"); with Velux window to front and rear, both with fitted blackout blinds offering excellent views towards Pendle Hill.

OUTSIDE: To the rear is an attractive garden area with decked patio area, artificial lawn, timber storage shed and log store, boundary wall and wrought-iron gate leading to lawned area with planting border. This area of land has a right of way across for the neighbours.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing with PVC frames to the front and timber frames to the rear.

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



TENURE: Freehold.

COUNCIL TAX BAND B.

FLOOD RISK LEVEL: Very low.

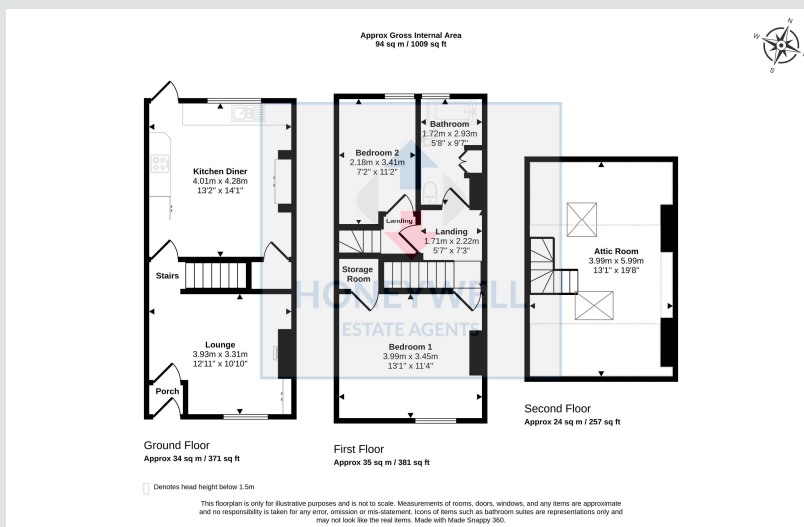
VIEWING: By appointment with our office.

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