

95 WHALLEY ROAD
SABDEN
BB7 9EA

£900 per month



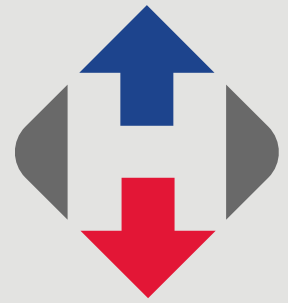
- Lovely stone-built cottage
- Two bedrooms with fitted furniture
- Lounge and dining room
- Central village location
- Fitted kitchen with appliances
- Contemporary bathroom with shower
- Gardens with stunning views
- Unfurnished.

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Located in the highly sought-after village of Sabden, this lovely terraced cottage offers beautifully presented accommodation blending character with modern living.

The ground floor comprises a lounge with a fitted stove, a dining room opening to a modern fitted kitchen with integrated appliances, and a contemporary four-piece shower room. To the first floor, the property offers two bedrooms, both with an excellent range of built-in furniture

Outside, there is a gravelled garden forecourt and to the rear is a stunning cottage garden adjoining open fields.



LOCATION: Entering Sabden from the Clitheroe direction, turn right at the crossroads at the centre of the village into Whalley Road and number 95 is situated on the right hand side.

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

ENTRANCE PORCH:

LOUNGE: 4.2m x 4m (13'9" x 13'1"); attractive fireplace housing a built-in stove. Staircase leading to the first floor.

DINING ROOM: 4.0m x 2.5m (13ft 1in x 8ft 2in); well-proportioned dining area, open to the kitchen.

KITCHEN: 3.7m x 2.2m (12'2" x 7'3"); fitted with a range of modern wall and base units with complementary working surfaces. Integrated appliances include an electric oven, four-ring gas hob with extractor over, microwave, fridge and freezer, and dishwasher. French doors provide access to the rear.

BATHROOM: Housing four-piece suite comprising low suite w.c., vanity washbasin with drawers under, tiled bath and walk-in shower enclosure housing twin head thermostatic shower.

FIRST FLOOR:

BEDROOM ONE: 4.2m x 3m (12'9" max or 8'2" min x 12'9"); with range of built-in wardrobes and cupboards.

BEDROOM TWO: 2.5m x 3m narrowing to 2.1m (8'2" min x 9'8" narrowing to 6'8"); with range of built-in wardrobes and overhead cupboards.





OUTSIDE: Gravelled garden forecourt with paved path. To the rear is a decked yard and gates leading to a beautiful garden area overlooking open countryside, which is mainly laid to lawn with planting borders, patio and timber shed.

DEPOSIT: £1,038.00.

RESTRICTIONS: No pets and no smokers.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band C £2,128.38 (April 2026).

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





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