



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Sabden, Northlight, Pendle, BB9 5EG

£159,950

AN EXCEPTIONAL APARTMENT WITHIN A SPECTACULAR COMPLEX

Nestled within the bustling Northlight development, Pendle, this delightful apartment offers a modern and spacious living experience. The property boasts a vibrant community feel, perfect for those seeking a sense of belonging.

One of the standout features of this property is its proximity to a gym and café within the development, providing convenience and opportunities for socialising right at your doorstep. Additionally, the private parking ensures that you never have to worry about finding a space after a long day out.

Imagine waking up to the picturesque views of the canal just a stone's throw away from your new home. The tranquil setting offers a peaceful retreat from the hustle and bustle of everyday life, allowing you to unwind and relax in the beauty of nature.

Whether you are looking for a place to call home or an investment opportunity, this property is sure to captivate your heart with its modern amenities and scenic surroundings. Don't miss out on the chance to be a part of this thriving community - book a viewing today and experience the magic for yourself!

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£159,950

 2  2  1  D

- Exceptional Apartment
 - Contemporary Fitted Kitchen
 - Secure Parking
 - EPC Rating D
- Two Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Two Bathrooms
 - Impressive Complex with Communal Gardens
 - Council Tax Band A

Entrance Hall
26'8 x 6'4 (8.13m x 1.93m)
Composite front door, electric heater, wood effect laminate flooring, doors leading to open plan kitchen/living area, two bedrooms, bathroom, utility room and storage cupboard.

Open Plan Kitchen/Living Area
30'1 x 18'6 (9.17m x 5.64m)
Two UPVC double glazed windows, two electric heaters, range of wall and base units with composite work surfaces, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring induction hob and extractor hood, stainless steel splashback, integrated fridge freezer and dishwasher, television point, spotlights, smoke detector and wood effect laminate flooring.

Bedroom One
21'3 x 9'11 (6.48m x 3.02m)
UPVC double glazed window, central heating radiator, television point and door to en suite.

En Suite
7'10 x 5'9 (2.39m x 1.75m)
Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, partially tiled elevations and tiled flooring.

Bedroom Two
14'7 x 14'1 (4.45m x 4.29m)
Hardwood single glazed window and electric heater.

Bathroom
7'11 x 6'6 (2.41m x 1.98m)
Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, partially tiled elevations, extractor fan and tiled flooring.

Utility
6'10 x 6'7 (2.08m x 2.01m)
Plumbing for washing machine, space for dryer, water tank and wood effect laminate flooring.

External
Secure reception area, communal parking, underground secure parking and communal gardens.

