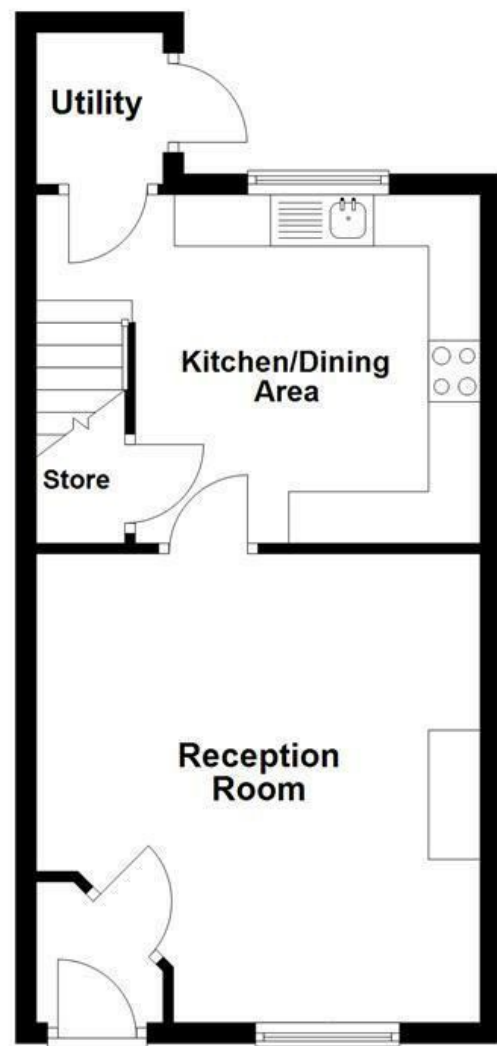
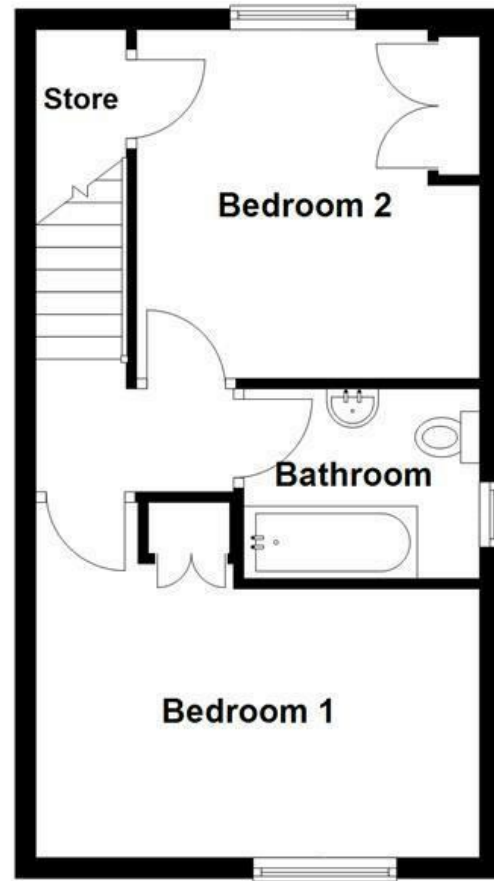


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	87
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Gardeners Row, Clitheroe, BB7 9EB

£189,950

AN EXCEPTIONAL END TERRACED PROPERTY

Nestled within the heart of the highly sought-after village of Sabden, in the picturesque Ribbles Valley, this beautifully presented two bedroom end terraced home offers an exceptional opportunity for first-time buyers and investors alike. The property is finished in a neutral and contemporary style throughout, creating a light and inviting interior ready for immediate occupation.

The accommodation comprises two spacious double bedrooms and a stylish open-plan kitchen diner, perfectly designed for modern living and entertaining. To the rear, an enclosed yard space provides a private outdoor retreat.

Offered to the market with no onward chain, the home enjoys a prime village position within close proximity to highly regarded local schools, bus routes, everyday amenities and an abundance of scenic countryside walks. Combining location, presentation and convenience, this is a superb first home or rental investment opportunity in one of the Ribbles Valley's most desirable settings — early viewing is highly recommended.

For further information or to arrange a viewing please contact our Ribbles Valley branch at your earliest convenience.

Gardeners Row, Clitheroe, BB7 9EB
£189,950

2 1 1 D

- Spacious End Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom Suite
- Sought After Location
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'6 x 4'0 (1.37m x 1.22m)

Reception Room

14'11 x 14'1 (4.55m x 4.29m)

Kitchen

14'1 x 11'0 (4.29m x 3.35m)

Utility

4'10 x 4'2 (1.47m x 1.27m)

First Floor

Landing

6'2 x 2'10 (1.88m x 0.86m)

Bedroom One

14'1 x 11'8 (4.29m x 3.56m)

Bedroom Two

11'2 x 10'6 (3.40m x 3.20m)

Bathroom

7'9 x 6'0 (2.36m x 1.83m)

