



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

, Sawley, BB7 4LE

£350,000

A GORGEOUS CHARACTERFUL THREE BEDROOM FAMILY HOME

Nestled in the charming village of Sawley, Clitheroe, this beautifully presented three-bedroom house offers a delightful retreat for a small family or couple. Spanning three floors, the property boasts two inviting reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is undoubtedly the recently fitted kitchen, which seamlessly opens into a spacious living and dining area, perfect for hosting gatherings or enjoying quiet evenings in. The thoughtful design ensures that the ground floor is both functional and stylish, catering to modern living needs.

The property features three well-appointed bedrooms, with the third bedroom currently adapted as a dressing room complete with an ensuite shower room, offering versatility to suit your lifestyle. Additionally, the two bathrooms provide convenience for family living.

Sawley is a picturesque village steeped in history, centred around the ruins of a 12th-century abbey. The local community thrives with a welcoming pub, making it an ideal spot for socialising. Furthermore, the property is conveniently located for easy access to the neighbouring town of Clitheroe, where you will find a range of major amenities, schools, and commuter routes along the A59.

