



Clitheroe Road, Sabden, BB7 9HJ

Asking Price £299,950

GORGEOUS THREE BEDROOM COTTAGE IN THE HEART OF SABDEN

Nestled on Clitheroe Road in the charming village of Sabden, this delightful mid-terrace cottage, built in 1796, offers a perfect blend of character and modern living. Spanning an impressive 1,087 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are welcomed into a cosy lounge featuring a charming log burner, perfect for those chilly evenings when you wish to unwind in comfort. The two reception rooms provide ample space for entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the large country-style kitchen, which is both functional and inviting, offering a wonderful space for culinary creativity and family gatherings.

One of the standout features of this property is the stunning garden, which can be found both at the front and rear. These outdoor spaces provide a serene retreat, perfect for enjoying the beautiful views of the surrounding valley. Whether you wish to cultivate your green thumb or simply relax in the fresh air, these gardens offer a delightful escape.

This charming cottage is not just a home; it is a lifestyle choice, set in a picturesque location that combines the tranquility of village life with the convenience of nearby amenities. With its rich history and inviting atmosphere, this property is a rare find and is sure to capture the hearts of those who visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		74	85
(92 plus) A			
(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.

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■ Exquisite Mid Terrace Cottage

■ Country-Style Dining Kitchen

■ Private Car park

■ EPC Rating C

■ Three Bedrooms

■ Presented to Highest Standard Throughout

■ Tenure Freehold

■ Two Bathrooms

■ Stunning Countryside Surroundings

■ Council Tax Band C

Ground Floor

Entrance Porch

4'8 x 3'9 (1.42m x 1.14m)

UPVC double glazed frosted front door, two UPVC double glazed windows, central heating radiator, stone flag flooring and door to reception room one.

Reception Room One

15'10 x 13'11 (4.83m x 4.24m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron log burning stove with tiled hearth and wooden mantel, television point, door to reception room two and door to stairs to first floor.

Reception Room Two

10'10 x 8'10 (3.30m x 2.69m)

Central heating radiator, spotlights, wood effect flooring, open to kitchen/dining area and door to understairs storage.

Kitchen/Dining Area

15'3 x 13'7 (4.65m x 4.14m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with solid oak work surfaces, tiled splashback, enamel sink with high spout mixer tap, Leisure range cooker with five ring gas hob and integrated extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, space for dryer, spotlights, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

13'6 x 4'9 (4.11m x 1.45m)

Velux window, central heating radiator, doors leading to three bedrooms and family bathroom.

Bedroom One

15'2 x 12'7 (4.62m x 3.84m)

Two UPVC double glazed windows, central heating radiator, loft access, spotlights, fitted wardrobes and door to en suite.

En Suite

5'10 x 4'5 (1.78m x 1.35m)

Central heated towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, dual flush WC, tiled elevations and tiled effect flooring.

Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)

Velux window, central heating radiator, exposed beam and integrated storage.

Bedroom Three

11'9 x 7'4 (3.58m x 2.24m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 5'11 (2.67m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, low basin WC, rolltop ball and clawfoot bath with traditional taps and overhead direct feed shower, tiled elevations, spotlights and tiled effect flooring.

External

Rear

Enclosed tiered garden with paving, bedding areas, decking and timber shed.

Front

Paving, bedding areas, stone chippings and access to private car park.

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