



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	

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Wesley Street, Sabden, BB7 9EH

£265,000

AN EXCEPTIONAL COTTAGE

Nestled in the charming village of Sabden, Clitheroe, this delightful mid-terrace cottage on Wesley Street offers a perfect blend of character and modern living. Built in 1850, this stone-built property spans an impressive 1,184 square feet and is bursting with original features that add to its unique charm.

The home boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is inviting and serves as a wonderful space for entertaining guests or enjoying quiet evenings in. The bathroom is fitted with modern fixtures and fittings, ensuring comfort and convenience.

One of the standout features of this property is the impressive garden, which includes a picturesque stream leading into a culvert, creating a serene outdoor space perfect for enjoying the natural surroundings. The garden offers a wonderful opportunity for gardening enthusiasts or those simply wishing to unwind in a tranquil setting.

Situated in one of the most desirable villages, this property is conveniently located close to local pubs, shops, and cafes, making it easy to enjoy the vibrant community atmosphere. Additionally, the nearby country walks and the stunning Pendle Hill provide endless opportunities for outdoor adventures and exploration.

Wesley Street, Sabden, BB7 9EH

£265,000



- An Impressive Stone Built Cottage
- Sought After Location
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Modern Fixtures And Fittings
- Council Tax Band C
- Envious Garden With Stream
- Not Overlooked
- Tenure Freehold

Ground Floor

Entrance

Hardwood, single glazed, leaded, stained glass door to entrance vestibule.

Entrance Vestibule

3'7 x 2'11 (1.09m x 0.89m)

Two hardwood double glazed frosted windows, tiled flooring, hardwood single glazed frosted door to reception room.

Reception Room

15'6 x 14'8 (4.72m x 4.47m)

Hardwood double glazed window, exposed beams, exposed stone wall, integrated storage and shelving, cast iron multi fuel burner with stone tiled hearth, stone surround and oak mantle, TV point, wood effect tiled flooring, hardwood door to kitchen.

Kitchen

15'6 x 7'9 (4.72m x 2.36m)

Panel wall and base units with wood surface, tile splashback, ceramic one and a half sink and drainer with mixer tap, four door Belling range cooker with seven ring gas hob, space for fridge/freezer, spotlights, wood effect tiled flooring, opening to utility room and hardwood stairs to first floor.

Utility Room

9'2 x 9 (2.79m x 2.74m)

Hardwood double glazed window, Velux window, central heating radiator, wood effect wall and base units with wood surface, integrated washing machine, wood effect ties flooring, door to WC, hardwood stable door to rear.

WC

9 x 6'6 (2.74m x 1.98m)

Hardwood double glazed window, chrome heated towel rail, four piece suite with dual flush WC, vanity top wash basin with waterfall mixer tap, freestanding bath with waterfall mixer tap, walk in direct feed rainfall shower, tiled elevations, extractor fan, spotlights, PVC ceiling, wood effect tiled flooring.

First Floor

Landing

6'8 x 7'9 (2.03m x 2.36m)

Hardwood double glazed windows, spotlights, loft hatch, smoke alarm, storage, Oak flooring, hardwood doors to two bedrooms.

Bedroom One

15'6 x 14'7 (4.72m x 4.45m)

Hardwood double glazed window, central heating radiator, exposed beams, loft access, exposed stone wall, fitted wardrobes, Oak flooring.

Bedroom Two

8'7 x 7'10 (2.62m x 2.39m)

Hardwood double glazed window, central heating radiator, Oak flooring.

External

Rear

Enclosed garden with stream leading to culvert with wooden bridge, Indian stone paving steps, tiered bedding areas, animal pen, log store, mature shrubs

Front

Indian stone paving.



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