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6 EIGHTACRE AVENUE SABDEN

£249,000

- * **Spacious semi-detached house**
- * **Recently modernised throughout**
- * **Large open plan lounge diner**
- * **Elevated views across the village**
- * **3 bedrooms, 2 bathrooms**
- * **Modern fitted kitchen**
- * **Double drive, single garage**
- * **102 m² (1,109 sq ft) approx.**



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A beautifully presented semi-detached house which has recently been modernised throughout to provide bright accommodation to suit most families. This deceptively spacious home has a modern fitted kitchen and a large open plan lounge and dining area with feature log burner and French doors leading to the rear garden. The ground floor also benefits from a double bedroom and modern 3-piece bathroom. The first floor has been extended with a dormer to the rear offering excellent views across Sabden village towards open countryside. On the first floor are two double bedrooms and an up-to-date shower room.

Externally a double driveway provides parking for two cars side by side and there is a single detached garage and an enclosed rear garden with patio and lawn. Viewing is recommended.

LOCATION: Entering Sabden from the Clitheroe direction via the Nick O'Pendle proceed down the hill along Clitheroe Road. Turn left into Crowtrees Road and then third left into Eightacre Avenue.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE through half-glazed PVC composite door with chrome door furniture to:

DINING KITCHEN: 5.7m x 2.9m narrowing to 2.0m (18'9" x 9'7" narrowing to 6'8"); modern fitted range of cream Shaker style wall and base units with complementary laminate heat resistant working surface and matching splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated Stoves stainless steel double oven with stainless steel 5-ring gas hob and stainless steel and curved glass extractor canopy over, integrated fridge freezer, dishwasher, wine fridge, recessed LED spotlighting, wine rack.

INNER HALLWAY: With LED recessed spotlighting, corner staircase leading to first floor.

LARGE OPEN PLAN LOUNGE & DINING ROOM: 5.8m x 3.0m & 3.2m x 2.7m (19' x 9'9" & 10'5" x 9'); with large window to rear elevation and glazed French doors opening onto the rear garden, television point, BT telephone point, feature cast iron clean burning multi-fuel stove with flagged hearth and surround, wall light points, television point.

BEDROOM THREE: 4.0m x 3.0m (13' x 9'9"); with television point and outlooks across the front garden.

BATHROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, wall-hung vanity washbasin with chrome mixer tap and red drawers under and panelled bath with chrome shower tap fitment and tiled splashback, tiled floor, chrome ladder style towel rail, recessed LED spotlighting.





FIRST FLOOR:

LANDING: With window to side elevation, recessed LED spotlighting.

BEDROOM ONE: 6.0m x 2.4m opening to 3.3m (19'9" x 7'10" opening to 10'9"); with large dormer windows to rear offering excellent views across Sabden towards the hills and open countryside, eaves storage, television point.

BEDROOM TWO: 3.5m x 3.2m (11'6" x 10'4"); with 2 Roto windows and television point.

SHOWER ROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, vanity washbasin with chrome mixer tap and back-lit vanity mirror over and curved shower enclosure with fitted chrome thermostatic shower, tiled floor, chrome towel rail, Roto window and window to side elevation, storage cupboard housing Worcester combination central heating boiler.

OUTSIDE: Front garden with brick boundary wall, gravelled for easy maintenance with central planter and Indian stone pathways, tarmac driveway providing parking for 2 cars side by side leading to single detached GARAGE with up-and-over door, power, light and water, plumbing for washing machine. Paved pathway leading to side lawned garden and good-sized rear garden with lawn, paved patio area, timber boundary fence, outlooks across Sabden village towards open countryside. External electric points.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames. Cavity wall insulation.

SERVICES: Mains water, electricity, gas and drainage are connected.

EPC RATING C.

VIEWING: By appointment with our office.

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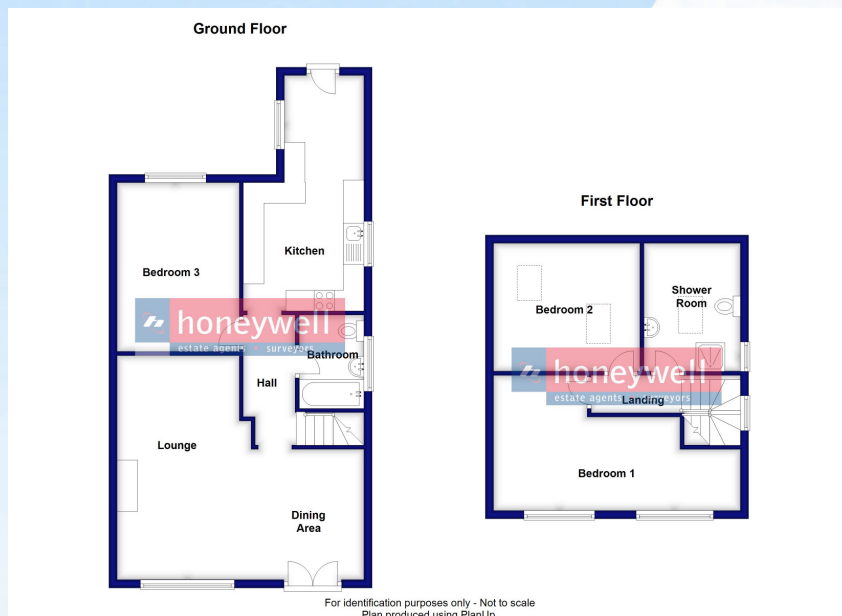




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