

18 THORN STREET
SABDEN
BB7 9EY

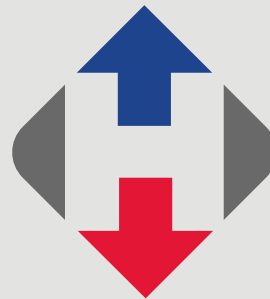
£140,000



- Attractive stonebuilt mid terrace
- Spacious living room
- Good-sized outside space
- Sought-after Ribble Valley village
- 2 double bedrooms, 3-piece bathroom
- Fitted dining kitchen
- Gas CH & double glazing
- 71 m2 (760 sq ft) approx.

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Situated in the popular Ribble Valley village of Sabden, this attractive stonebuilt terrace property comprises a spacious living room with 'Living Flame' gas fire and double doors through to a modern fitted dining kitchen, two good-sized first floor bedrooms and 3-piece bathroom with shower.



The property benefits from a larger than usual low maintenance rear yard. The end of Thorn Street adjoins open fields and enjoys a superb outlook over the countryside.

LOCATION: From the Clitheroe direction via the Nick O'Pendle, continue down the hill into the village and travel straight through the village centre, crossing the bridge into Padiham Road. Continue up the other side before taking a right hand turn into Thorn Street. Number 18 is situated on the left hand side.

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

ENTRANCE PORCH: Single glazed external door, single glazed internal door to:

LOUNGE: 4.4m x 4.0m (14'4" x 13'); with laminate wood effect flooring, television and telephone points, 'Living Flame' gas fire in feature surround, meter cupboards, double door to dining kitchen.

DINING KITCHEN: 4.3m x 4.0m (14'2" x 13'); with range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob with stainless steel extractor hood over, plumbed and drained for automatic washing machine, single drainer stainless steel sink unit, wall-mounted combination central heating boiler, staircase to the first floor landing, understairs storage cupboard, part-tiled walls, PVC external door to the rear of the property.

FIRST FLOOR:

LANDING: Attic access point, built-in storage cupboard.

BEDROOM ONE: 4.0m x 3.4m (13'1" x 11'2"); with built-in storage cupboards.





BEDROOM TWO: 4.4m x 2.3m (14'4" x 7'6").

BATHROOM: With modern 3-piece white suite comprising low suite w.c., pedestal washbasin and shower bath with electric shower over and vanity screen, majority tiled walls, tiled flooring.

OUTSIDE: To the rear of the property is a larger than usual enclosed yard with decked patio.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in wooden frames.

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

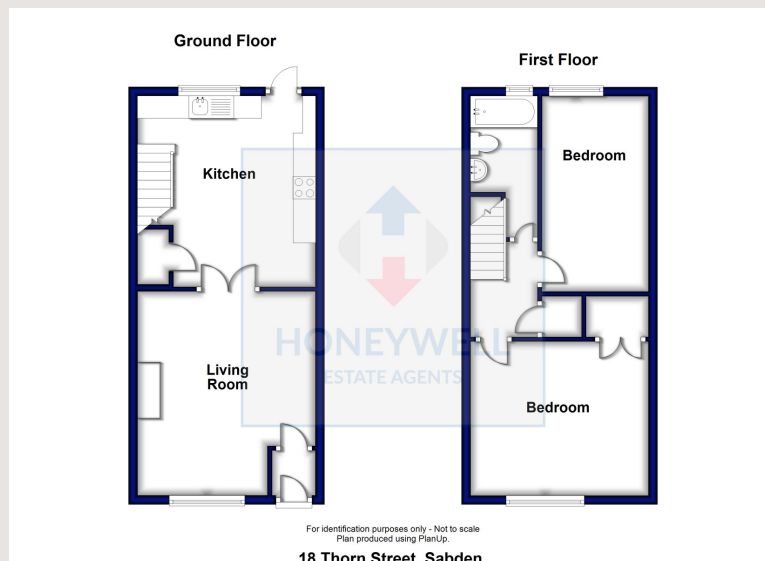
COUNCIL TAX BAND A.

EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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*18 Thorn Street, Sabden, BB7 9EY
MJ/SMR/121119*

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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