

1 LANE ENDS
SABDEN
BB7 9EZ

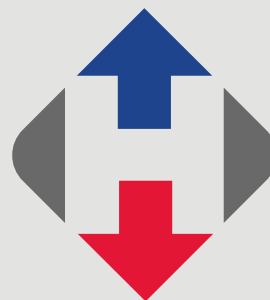
£275,000



- Extended semi-detached family home
- 3 bedrooms, master with en-suite
- Large corner plot with outbuildings
- Gas CH & uPVC double glazing
- Superb dining kitchen with centre island
- Lounge & dining room
- Sought-after Ribble Valley village
- 107 m2 (1,156 sq ft) approx.

honeywell.co.uk

Situated on a large corner plot with lawned gardens to the side and a paved patio area to the rear as well as two good-sized outbuildings, this extended semi-detached property benefits from a superb fitted dining kitchen with centre island, two further reception rooms, a master bedroom with en-suite shower room, second bedroom and a further bedroom on the third floor and a house bathroom.



Sabden lies around a ten minute car journey from the market town of Clitheroe and its many amenities. The motorway network is easily accessible for anyone needing to commute.

LOCATION: From Clitheroe head out of town on Pendle Road and cross the new roundabout on the A59 by-pass. Follow the road straight up and over Pendle Hill and down into the centre of the village of Sabden. Continue straight through the village and cross the bridge into Padiham Road. Follow the road up the hill and where the road forks turn right. 1 Lane Ends is the first house immediately on the left hand side.

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

ENTRANCE PORCH: With uPVC external door, tiled floor.

LOUNGE: 4.6m x 3.8m (15'1" x 12'7"); with 'Living Flame' gas fire in feature surround, television point, laminate wood effect flooring, electricity meter.

DINING ROOM: 3.9m x 3.1m (12'8" x 10'2"); with laminate wood effect flooring, television point, staircase to the first floor landing.

DINING KITCHEN: 4.6m x 4.0m (15'2" x 13'2"); range of fitted base and matching wall storage cupboards with complementary working surfaces and centre island, 3-oven cooker with 8-ring gas hob and extractor hood over, plumbed and drained for automatic dishwasher and washing machine, multi-fuel stove, space for American style fridge freezer, low voltage lighting. Open to:

UPVC CONSERVATORY: 4.7m x 2.5m (15'6" x 8'2"); with tiled flooring and uPVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.9m x 3.7m (12'10" x 12'3"); with laminate wood effect flooring, fitted wardrobe to one wall, television point.





EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity wash handbasin and corner shower enclosure with plumbed shower, fully tiled walls, tiled floor, low voltage lighting.

BEDROOM TWO: 3.9m x 2.1m (12'10" x 7').

SECOND FLOOR:

LANDING:

BEDROOM THREE: 3.7m x 2.1m (12' x 7'); with built-in storage cupboards, under eaves storage cupboard, television point.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal hand washbasin and panelled bath with plumbed shower over and vanity curtain, heated stainless steel towel rail, part-tiled walls, built-in storage cupboard, Worcester combination central heating boiler..

OUTSIDE: The property is situated in a large corner plot with a driveway providing off-road parking for approx 4 cars. Lawned side garden with flower beds, shrubs and mature trees surrounding, 2 large WORKSHOPS with power and lighting points. Paved patio rear garden.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in a mixture of uPVC and wooden frames.

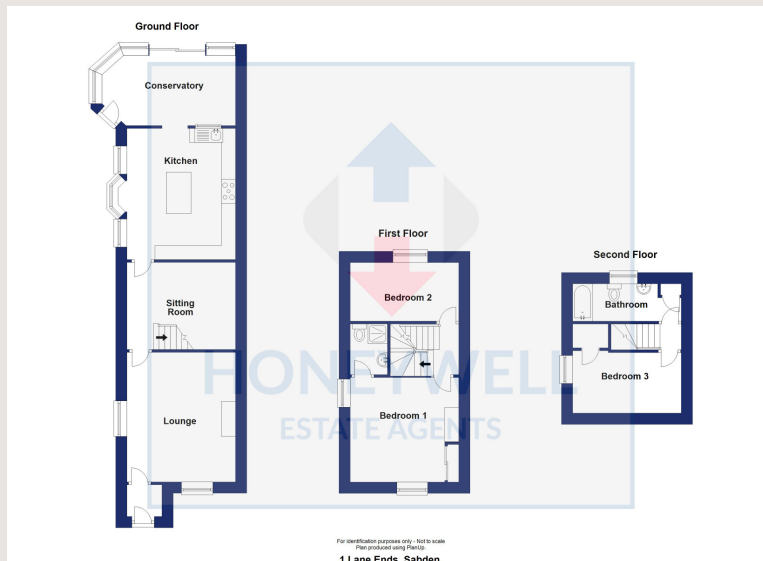
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





1 Lane Ends, Sabden, BB7 9EZ
MJ/SMR/040820

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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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