

6 THORN STREET
SABDEN
BB7 9EY

£165,000



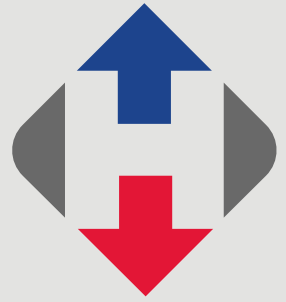
- Large stonebuilt terrace
- Open plan dining room & kitchen
- Modern fitted kitchen
- Attractive patio area to rear
- 3 bedrooms including attic
- Lounge with fireplace
- Stunning 4-piece bathroom
- 121 m2 (1,300 sq ft) approx.

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A large stonebuilt mid terrace house offering deceptively spacious accommodation across three floors with French doors leading from the dining room to a lovely stone patio area at the rear.

The ground floor offers a lounge at the front with double door leading to a large dining room with feature exposed brick fireplace housing a cast iron log burner. The dining room has an open plan layout into the modern kitchen with solid hardwood worktops. On the first floor is a large master bedroom, second bedroom and a beautiful 4-piece bathroom with free-standing bath and a large walk-in shower. The second floor has a double attic bedroom with Velux roof light.

To the rear is an Indian stone paved patio area with gated access to a small lawn. Viewing is essential.



LOCATION: Travelling into Sabden via the Nick O'Pendle proceed to the centre of the village and continue straight on over the bridge and up the hill. Turn right into Thorn Street and the house can be found on the left hand side.

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

ENTRANCE: Through PVC Rock door installed in 2017. Half-glazed door leading to:

LOUNGE: 3.4m x 5.2m (11'3" x 16'11"); with staircase off to first floor with spindles and balustrade, television point, laminate flooring, 'Living Flame' gas fire with marble hearth and inset and attractive surround, understairs storage cupboard, double doors to:

DINING ROOM: 5.2m x 4.3m (16'11" x 14'1"); with feature exposed brick chimney breast and fireplace housing cast iron log burning stove set on flag hearth with oak mantel, laminate flooring, PVC glazed French doors opening to rear patio area. Open plan to kitchen.

KITCHEN: 3.8m x 2.0m (12'4" x 6'5"); with fitted range of modern cream gloss wall and base units with hardwood working surface, one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, integrated stainless steel electric fan oven, 5-ring gas hob with extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble drier, recessed spotlighting and laminate flooring.

FIRST FLOOR:

LANDING: With staircase off to second floor with understairs storage cupboard.

BEDROOM ONE: 5.2m x 3.4m (16'11" x 11'3").

BEDROOM TWO: 3.4m x 2.6m (11'3" x 8'5"); with laminate flooring.





BATHROOM: With modern 4-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps, free-standing roll top bath with chrome mixer tap and large walk-in double shower with fixed glass shower screen and Heritage style fixed head shower, fully tiled walls, tiled floor, built-in storage cupboard housing Baxi central heating boiler.

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

TENURE: We are informed by the owners that the property is freehold.

COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

SECOND FLOOR:

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BEDROOM THREE: 6.2m x 4.5m (20'1" x 14'10"); *this is a floor space measurement with limited headroom in areas*; exposed beams, large Velux roof light to the rear and spindles and balustrade.

OUTSIDE: To the rear of the property is an Indian stone paved patio area with steps up to a second patio with slate chippings for easy maintenance, stone boundary wall with gated access leading to small lawn and storage shed. This area does have a right of way across for neighbouring properties.

HEATING: Gas fired hot water central heating system (combi boiler) complemented by sealed unit double glazing in PVC and wooden frames.





6 Thorn Street, Sabden

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CD/SMR/250920

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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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