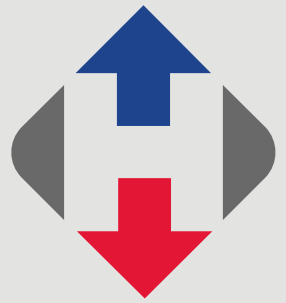


4 COBDEN CLOSE  
SABDEN  
BB7 9UY

£174,950



- Well-presented modern town house
- 2 double bedrooms
- 3-piece bathroom with shower
- Large bright living/dining room
- Modern fitted kitchen
- Indian stone flagged garden & parking
- Gas CH & UPVC double glazing
- 74 m2 (796 sq ft) approx.



**Situated on a cul-de-sac of similar modern properties in the centre of the charming Ribble Valley village of Sabden, this modern town house provides spacious and bright living accommodation throughout with a modern fully fitted kitchen, cloakroom and open plan living/dining room with door to the rear garden.**

**On the first floor are two good sized double bedrooms and a 3-piece house bathroom with a shower. The property enjoys a good sized Indian stone flagged rear garden with a raised decked patio and an off-road parking space to the front along with separate visitor parking.**

**LOCATION:** Leave Clitheroe on Pendle Road and proceed to the roundabout on the A59 bypass. Cross straight over and head up and over Pendle Hill before dropping down into the centre of the village. At the centre turn right onto Whalley Road and follow the road along for a few hundred yards. Turn left onto Watt Street and then left again onto Cobden Close. Number 4 is on the right hand side.

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

**ENTRANCE HALLWAY:** With composite external door, staircase to the first floor landing, laminate wood effect flooring, understairs storage cupboard, electric meters.

**CLOAKROOM:** With a white 2-piece suite comprising low level w.c. and pedestal hand washbasin, extractor fan.

**FITTED KITCHEN:** 2.8m x 2.7m (9'2" x 8'9"); with a range of modern fitted base and matching wall storage cupboards with complementary work surface, a range of built-in appliances including fridge-freezer and electric oven, 4-ring electric hob with a stainless steel extractor over, plumbed and drained for an automatic washing machine, housed combination central heating boiler, tiled floor.

**LIVING/DINING ROOM:** 4.9m x 3.5m (16'1 x 11'5"); with built-in storage cupboard with power points, television and telephone points, UPVC door to rear garden.

**FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 4.9m maximum, 3.9m minimum x 2.9m (16'1" maximum, 12'10" minimum x 9'8"); built-in storage cupboard, television point.





**BEDROOM TWO:** 4.3m x 2.7m (14'0" x 8'9").

**BATHROOM:** With 3-piece white suite comprising low level w.c., pedestal washbasin and a panelled bath with plumbed shower over and vanity screen, heated stainless steel towel rail.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for one car and surrounded by pebbled areas, shrubs and hedges. Additional visitor parking is available on the development. The rear garden is attractive and low maintenance with an Indian stone paved patio area and raised decked patio with flowerbeds surrounding and an access to the rear.

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

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

**TENURE:** Freehold. There is a service charge of £25.50/month for upkeep of the development.

**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of this property is B.

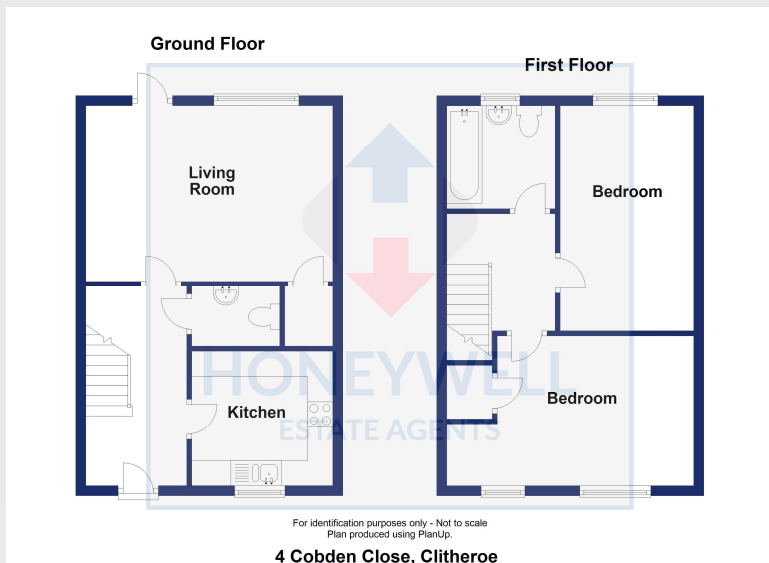
**VIEWING:** By appointment with our office.

**NOTE:** In compliance with the regulations of the National Association of Estate Agents we are obliged to declare that the vendor of this property is either an employee or has a connection to Honeywell Estate Agents Ltd.

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







*4 Cobden Close, Sabden, BB7 9UY  
MJ/CJ/220621*

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