

12 MILL COURT
SABDEN
BB7 9UB

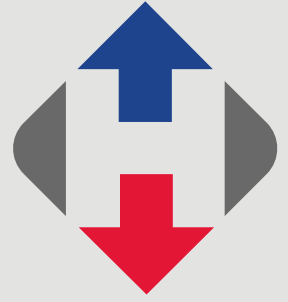
£235,000



- Spacious quasi semi-detached home
- 4 bedrooms, master en-suite
- Large bright living/dining room
- Modern fitted kitchen
- Much sought after Ribble Valley village
- Lawned garden to rear, allocated parking
- Gas CH & UPVC double glazing
- 111 m2 (1,190 sq ft) approx.

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Situated at the centre of the much sought after Ribble Valley village of Sabden, this spacious quasi semi-detached modern family home provides bright and spacious living accommodation throughout which is presented to a high standard. Sabden enjoys many village amenities including shops, pubs, a primary school and a health centre and enjoys a thriving village community. Whalley and Clitheroe both lie a short car journey away and provide many further amenities if needed.



Accommodation comprises an entrance hallway, cloakroom, modern fitted kitchen, spacious living/dining room, four first floor bedrooms, (the master with en-suite facilities), and a house bathroom. Outside the property benefits from a well maintained lawned garden to the rear as well as private parking for two cars to the front.

LOCATION: Leave Clitheroe on Pendle Road and cross the A59 bypass and head up and over Pendle Hill before dropping down to the centre of Sabden. Turn right onto Whalley Road at the centre and follow the road around before turning left off onto Watt Street and left again onto Cobden Close. Mill Close is found on the left hand side.

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

ENTRANCE HALLWAY: With a composite external door, laminate wood effect flooring, wall-mounted consumer unit, alarm point, built-in storage cupboard and staircase to the first floor landing.

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

BREAKFAST KITCHEN: 4.2m x 2.4m (13'10" x 8'0"); with a range of modern fitted base and

matching wall storage cupboards with complementary work surface. A range of built-in appliances including electric oven, 4-ring electric hob with a stainless steel extractor hood over, fridge-freezer, dishwasher, washer dryer, housed Baxi combination central heating boiler and single drainer stainless steel sink unit.

LIVING/DINING ROOM: 6.9m x 5.0m (22'6" x 16'6"); with television point, telephone point, laminate wood effect flooring, under-stairs storage cupboard and composite external door to the rear of the property.

FIRST FLOOR:

LANDING: With two built-in storage cupboards.

MASTER BEDROOM: 4.1m x 2.7m (13'6" x 8'9"); with television point.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and corner shower enclosure with plumbed shower and part-tiled walls.





BEDROOM TWO: 4.0m x 2.6m (13'2" x 8'8").

BEDROOM THREE: 2.9m x 2.3m (9'5" x 7'5").

BEDROOM FOUR: 2.8m x 2.3m (9'2" x 7'5").

HOUSE BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath, heated stainless steel towel rail, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property is an enclosed low maintenance pebbled garden. To the rear of the property is a good-sized majority lawned garden with paved patio, pathways and a garden shed. The property also benefits from two allocated parking spaces.

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.

COUNCIL TAX BAND D.

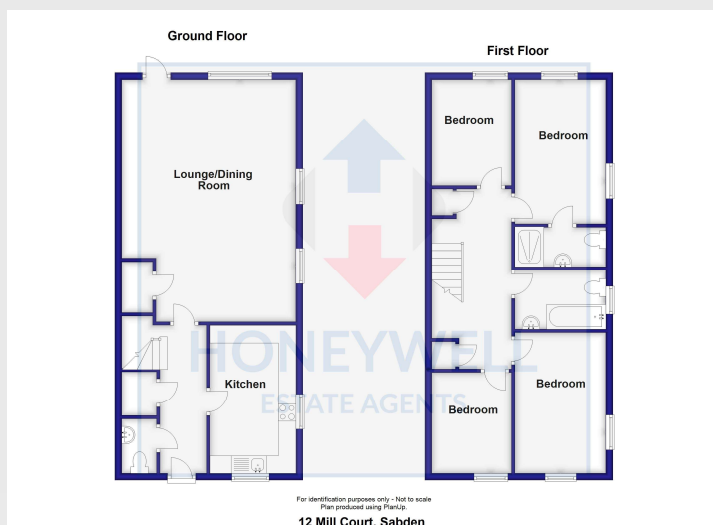


EPC: The energy efficiency rating for this property is B.

VIEWING: By appointment with our office.

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MJ/CJ/270422

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