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## 8 THORN STREET SABDEN

### £169,500

- \* Large stonebuilt family terrace
- \* Stunning open plan living dining kit
- \* Separate sitting room
- \* Bright contemporary finish
- \* Modernised throughout
- \* 3 bedrooms
- \* Large 3-piece bathroom
- \* 128 m<sup>2</sup> (1,378 sq ft) approx.



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A truly deceptively spacious family house measuring a handsome 1,378 sq ft with accommodation arranged across three floors which has been expertly modernised throughout to offer an up-to-date contemporary finish. The house offers modern hardwood faced doors with brushed steel handles, brushed steel socket and light switches, feature recessed spotlighting and simple bright decoration with laminate flooring on the ground floor and neutral carpeting upstairs. The showpiece room of this house is the 24' long open plan living dining kitchen with modern fitted units and breakfast bar, spacious lounge area and dining area with French doors opening to the rear. The attic has also been converted to create a large double bedroom with Velux window. Viewing is essential to appreciate the space this property has to offer!

**LOCATION:** From the Clitheroe direction proceed down the hill from the Nick O'Pendle into the centre of the village. Proceed straight on through the centre, over the bridge into Padiham Road and turn right into Thorn Street. The house can be found on the left hand side.

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

**ENTRANCE VESTIBULE:** Through PVC front door, laminate flooring, door to lounge with smoked glass windows to each side.

**SITTING ROOM:** 5.0m x 3.4m (16'5" x 11'); with recessed spotlighting, dark laminate flooring, dark hardwood veneered door with brushed steel handle leading to staircase off to the first floor.

**OPEN PLAN FAMILY LIVING DINING KITCHEN:**

**LOUNGE AREA:** 5.0m x 4.2m (16'4" x 13'9"); with recessed spotlighting, BT telephone point, television point, electric meter cupboard, understairs storage cupboard with light, satellite television point. Open to:

**DINING KITCHEN:** 4.6m x 3.1m (15' x 10'); with modern range of fitted white gloss wall and base units with complementary dark laminate working surface and tiled splashback, integrated New World stainless steel electric fan oven, stainless steel 4-ring gas hob with stainless steel splashback and extractor canopy over, 1½ bowl single drainer sink unit with mixer tap, integrated fridge and freezer, Ideal central heating boiler concealed inside kitchen cabinet, plumbing for washing machine, breakfast bar, tiled floor, space for dining table and chairs, pitched ceiling with 2 Velux windows and recessed spotlighting, French doors opening onto the rear patio garden area.





## FIRST FLOOR:

**LANDING:** With recessed spotlighting, doorway leading to staircase to second floor.

**BEDROOM ONE:** 5.1m x 3.4m (16'7" x 11'); with television point.

**BEDROOM TWO:** 3.4m x 2.5m (11' x 8'1"); with television point.

**BATHROOM:** 2.8m x 2.4m (9'1" x 8'); with modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome taps and panelled bath with Mira Jump electric shower over and glass shower screen. Part-tiled walls, extractor fan and recessed spotlighting.

## SECOND FLOOR:

**ATTIC BEDROOM THREE:** 4.6m x 5.6m (14'11" x 18'5"); *measurements show the floor space; there is limited headroom in certain areas;* large Velux window, central heating radiator, satellite television point, exposed beams, spindles and balustrade.

**OUTSIDE:** To the rear of the property is an Indian stone paved patio yard area with stone boundary wall. Gate leading to the rear access.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

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

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