

18 VICTORIA GROVE  
SABDEN  
BB7 9DQ  
£1,750 per month



- Stone-built semi-detached house
- Stunning open-plan kitchen living space
- Presented to high standards
- Sought-after village location
- Three bedrooms – one en-suite
- Cloakroom, family bathroom
- Garden, driveway and garage
- Unfurnished. Available immediately.

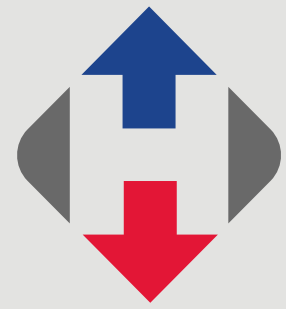
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**A rare opportunity to rent a beautiful stone-built house, situated on a highly desirable development in the popular village of Sabden.**

**The property offers well-proportioned accommodation arranged over three floors. The ground floor comprises entrance hall, cloakroom, and a stunning open-plan kitchen, dining and living area which enjoys views over the rear garden.**

**To the first floor are two generous double bedrooms and a contemporary three-piece family bathroom suite. The second floor boasts a superb master bedroom with en-suite shower room.**

**Externally, the property benefits from a driveway providing access to a garage, together with a lovely rear garden that enjoys an attractive outlook towards open countryside.**



**LOCATION:** On entering Sabden via the Nick'O'Pendle proceed down the hill and at the crossroads turn right into Whalley Road. Proceed straight on for 450 yards, turn left into Watt Street and then first right into Victoria Grove. No.18 is at the end of the cul-de-sac.

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

**ENTRANCE HALL:** with staircase to first floor, understairs storage cupboard.

**CLOAKROOM:** housing two-piece white suite comprising low suite w.c. and pedestal washbasin. Chrome ladder style radiator.

**KITCHEN/LIVING SPACE:** 10.2m x 2.5m widening to 4.5m (33'4" x 8'2" widening to 14'7"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring gas hob with extractor over, integrated fridge freezer, integrated dishwasher and integrated washing machine. French doors to rear garden.

**FIRST FLOOR:**

**LANDING:** staircase to second floor.

**BEDROOM TWO:** 4.5m x 2.6m (14'7" x 8'5"); with lovely countryside views.

**BEDROOM THREE:** 3.1m x 2.5m (10'1" x 8'2"); with pleasant views towards Pendle Hill.

**BATHROOM:** housing 3-piece suite comprising w.c. with concealed cistern, wall-hung washbasin and panelled bath with thermostatic shower over. Chrome ladder style radiator.

**SECOND FLOOR:**

**BEDROOM ONE:** 7.4m x 4.5m (24'2" x 14'7"); with French door, roof window and lovely countryside views.





**EN-SUITE:** housing three-piece suite comprising wall-hung basin, w.c. with concealed cistern and walk-in shower enclosure with twin head thermostatic shower. Chrome ladder style radiator.

**OUTSIDE:** The property offers a driveway and garage, along with a rear garden backing onto delightful open countryside.

**DEPOSIT:** £2,019.00.

**RESTRICTIONS:** No smokers. Pet requests must be submitted in writing.

**AVAILABLE:** Immediately

**EPC:** The energy efficiency rating for this property is B85.

**COUNCIL TAX:** Band D £ 2,394.43 (April 2026).

#### **Please Note**

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





**CONFIDENCE  
GUARANTEE**

FREE Property Appraisal  
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End Of Tenancy Management



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