

3 VICTORIA GROVE  
SABDEN  
BB7 9DQ

£375,000

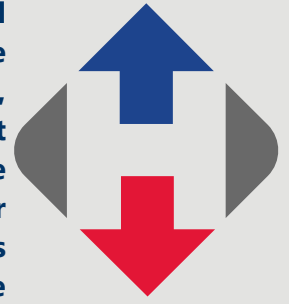


- Stonebuilt 3-storey townhouse
- 4 bedrooms & 3 bathrooms
- Large dining kitchen with island unit
- Private parking, forecourt garden
- Large family sized accommodation
- Outlooks across Sabden Brook
- Lounge and utility with w.c.
- 166 m2 (1,783 sq ft) approx.

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A large 3-storey stonebuilt townhouse which was constructed in 2020 and is set within this beautiful village with outlooks across Sabden Brook at the rear. This large family house offers fantastic accommodation with a porch, hallway, large dining kitchen with appliances and island unit with breakfast bar, spacious lounge with two tall windows overlooking the brook. On the first floor there is a master bedroom with wardrobes and en-suite shower room, plus two double bedrooms and house bathroom. On the top floor is a large bedroom with Velux roof lights with views towards the hills, there are fitted wardrobes and an en-suite shower room. The house has a cobbled area providing private parking and a south facing forecourt front garden which is stone paved with wrought iron railings.



Sabden is a beautiful village at the foot of Pendle Hill with attractive surrounding scenery, the village has good amenities including two primary schools, two public houses, shop, post office and church. Viewing is essential.

**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.3 is the second property on the right.

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

**ENTRANCE:** Through modern Rockdoor, luxury wood effect floor tiles.

**HALLWAY:** With staircase off to first floor with spindles and oak balustrade and luxury wood effect floor tiles.

**DINING KITCHEN:** 6.3m x 3.5m (20'6" x 11'5"); with a modern range of grey gloss wall and base units with white quartz work surface with tiled splashback and under unit lightning, one and a half bowl single drainer sink unit with chrome mixed tap, Range master cooker with 5 ring gas hob, 2 electric ovens and separate grill with matching stainless steel extractor canopy over, integrated AEG microwave, dishwasher and fridge freezer. Central island unit with quartz work surface, power sockets and breakfast bar. Central heating boiler concealed inside kitchen wall cupboard, 2 large windows with

fitted shutter blinds, space for dining table and chairs, luxury wood effect floor tiles, recessed spot lighting and fitted window shutters.

**LOUNGE:** 6.8m x 3.1m (22'3" x 10'1"); with 2 large windows overlooking Sabden Brook, television and broadband points, luxury wood effect floor tiles and fitted window shutters.

**UTILITY ROOM:** 2.5m x 1.9m (8'2" x 6'4"); with a fitted range of grey gloss wall and base units with complementary light laminate work surfaces and tiled splashback, one bowl stainless steel sink unit with mixer tap, plumbing for a washing machine, low suite w.c. with push button flush and luxury wood effect floor tiles.

#### **FIRST FLOOR:**

**LANDING:** Staircase to the second floor with spindles and oak balustrade.

**BEDROOM ONE:** 4.4m x 3.1m (14'4" x 10'2"); feature tall window with outlooks across Sabden Brook. 2 built-in wardrobes, luxury wood effect floor tiles and fitted window shutters.





**EN-SUITE SHOWER ROOM:** A 3-piece suite comprising a low suite w.c with push button flush, wall mounted semi pedestal wash hand basin with chrome mixer tap and double shower enclosure with fitted thermostatic shower with fixed rainfall shower head and separate handheld shower head. Chrome heated ladder style tower rail, part tiled walls, tiled floor, recessed spot lighting and extractor fan.

**BEDROOM TWO:** 3.6m x 3.4m (11'11" x 11'2"); with luxury wood effect floor tiles and fitted window shutters.

**BEDROOM THREE:** 3.7m x 3.4m (12'0" x 11'0"); with luxury wood effect floor tiles and fitted window shutters.

**BATHROOM:** A 3-piece suite in white comprising a low level w.c with push button flush, panelled bath with chrome mixer tap with thermostatic shower over and a glass shower screen and wall mounted semi pedestal wash hand basin with chrome mixer tap. Chrome heated ladder style towel rail, part tiled walls, tiled floor, shaver point, extractor fan and recessed spot lighting.

## SECOND FLOOR:

**LANDING:** With door to loft storage.

**BEDROOM FOUR:** 6.5m x 4.7m (21'2" x 15'3"); large spacious bedroom with a range of Velux roof lights with attractive outlooks towards the hills. Mirrored fitted wardrobes, luxury wood effect floor tiles,

recessed spot lighting and door to eaves storage housing water storage tank and airing cupboard.

**SHOWER ROOM:** A 3-piece white suite comprising a low suite w.c with push button flush, wall mounted semi pedestal wash hand basin with chrome mixer tap and fitted shower enclosure with thermostatic shower with fixed rainfall shower head and separate handheld shower head. Part tiled walls, tiled floor, extractor fan, recessed spot lighting and a chrome heated ladder towel rail.

**OUTSIDE:** Forecourt front garden, which is Indian stone paved with wrought iron railings, outside lighting, double power socket and tap. Cobbled parking area providing private parking for 2 cars.

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

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

**ADDITIONAL INFORMATION:** The property is fitted with a burglar alarm and benefits from the remainder of a 10 year LABC warranty.

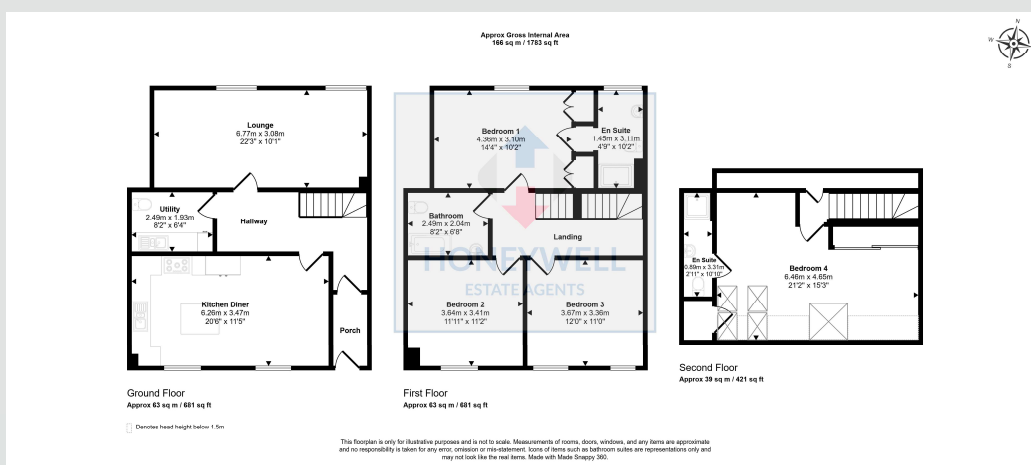
## COUNCIL TAX BAND E

**SERVICE CHARGE:** Estate service charge of £15 per month.

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







3 Victoria Grove, Sabden BB7 9DQ  
CD/CJ/181125

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