

32 GARDENERS ROW  
SABDEN  
BB7 9EB

£220,000



- Large stone built terraced house
- Full width kitchen extension
- 2 reception rooms
- 3 bedrooms plus attic room
- Utility room and ground floor W.C.
- Outlooks across the park
- Prime village location
- 111 m2 (1,190 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A deceptively spacious stonebuilt mid terrace which has a full width extension to the rear and a fabulous attic room providing valuable space for the family buyer.**

**The house is situated close to the centre of the village with lovely outlooks across the park with a west facing frontage attracting the afternoon and evening sun. The house has a lounge to the front which is open to the dining room, at the rear there is a modern kitchen, utility room and 2-piece cloakroom. Upstairs there are 3 bedrooms and 3-piece bathroom and a staircase leads to a good-sized attic room with Velux roof light and eaves storage. Outside there is a forecourt front garden overlooking the park and at the rear there is an enclosed yard.**

**Sabden is a very popular village and offers a variety of amenities including two Primary Schools, shop, post office, 2 pubs, doctors surgery and church. Viewing is essential.**

**LOCATION:** Entering Sabden from Clitheroe via Nick'O'Pendle proceed down the hill and turn right into Whalley Road and Gardeners Row is first on the left.

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

**ENTRANCE VESTIBULE:** with PVC front door and glazed door to lounge.

**LOUNGE:** 3.9m x 4.5m (12'8" x 14'7"); with a feature media wall housing television point, fitted shelving and storage cupboards, feature wood slatted acoustic wall panelling, understairs storage cupboard open to:

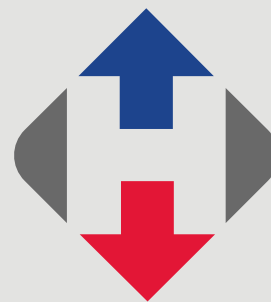
**DINING ROOM:** 3.6m x 3.3m (11'9" x 10'11"); with television point, ceiling mounted drying rack.

**KITCHEN:** 4.0m x 3.1m (13'2" x 10'2"); with a modern range of grey gloss wall and base units

with complimentary wood effect work surface and tiled splashback with under unit lighting, one and a half bowl single drainer sink unit with mixer tap, stainless steel double electric oven, four-ring gas hob with extractor over, integrated dishwasher, space for fridge and freezer, tall contemporary grey radiator, combination central heating boiler concealed inside kitchen cupboard, staircase off to first floor.

**UTILITY ROOM:** plumbing for a washing machine, space for tumble dryer, wood effect laminate work surface with wall cupboards over, extractor fan, recess spotlighting and half glazed door to rear yard.

**CLOAKROOM:** a modern 2-piece white suite comprising low suite W.C with push button flush, wall hung wash handbasin with chrome mixer tap, modern contemporary grey radiator, recess spotlighting and extractor.





### FIRST FLOOR:

**LANDING:** with spindles and balustrade and staircase off to second floor attic room.

**BEDROOM ONE:** 2.2m x 3.3m (7'2" x 10'9"); with fitted cupboards and shelving.

**BEDROOM TWO:** 2.6m x 3.5m (8'5" x 11'5"); with built-in storage cupboard and attractive outlooks across the park.

**BEDROOM THREE:** 1.7m x 3.2m (5'7" x 10'5"); with attractive outlooks across the park.

**BATHROOM:** 1.7m x 2.4m (5'5" x 7'10"); with a 3-piece white suite comprising low suite W.C with push button flush, basin with chrome mixer tap, 'P'-shaped shower bath with chrome mixer shower tap with handheld showerhead and fixed head showerhead, glass shower screen, built-in storage cupboard and shelving.

### SECOND FLOOR:

**ATTIC ROOM:** 4.1m x 4.6m (13'4" x 14'11"); good sized room with Velux roof light with fitted blind, feature exposed beams and eaves storage cupboards.



**OUTSIDE:** To the front there is a paved forecourt front garden and to the rear there is a small enclosed yard with gated access.

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

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

**COUNCIL TAX BAND C.**

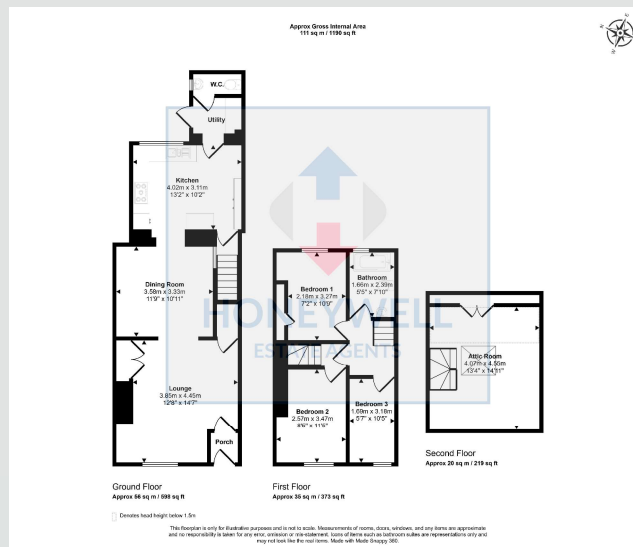
**TENURE:** Leasehold on a 999 year lease.

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

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

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





32 Gardeners Row, Sabden, BB7 9EB  
CD/CE/010526

**Selling Your House?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents



**honeywell.co.uk**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.