



*1 Lane Ends
Sabden
Offers in The Region Of: £262,500*





1 Lane Ends, Sabden

A well-presented three-bedroom semi-detached property in the highly sought-after Ribble Valley of Sabden.

Occupying a prime position with stunning far reaching countryside views, characterful features, and flexible living accommodation.

Briefly comprising, entrance porch, light filled lounge, dining room/study, impressive kitchen, and conservatory on the ground floor, spacious master bedroom with en suite shower room, and a double bedroom on the first floor, along with a single bedroom and family bathroom on the second floor. Externally the property boasts a spacious block paved drive and detached garage with additional workshop, along with attractive, mature gardens areas to the front, side, and rear of the property.



ENTRANCE PORCH

A UPVC entrance door opens into the welcoming entrance porch with UPVC double glazed window, briefly comprising, ceramic floor tiles, and ceiling light point.

LOUNGE

The light filled spacious lounge with two UPVC double windows overlooking the front and side of the property, briefly comprising, feature original stone fireplace and hearth with living flame gas fire, radiator, laminate flooring, dado rail, three wall light points, and ceiling light point.

DINING ROOM/STUDY

The dining room/study with UPVC double glazed window overlooking the side of the property with stunning far reaching countryside views, briefly comprising, wooden first floor balustrade staircase, feature alcove display shelves, radiator, laminate flooring, dado rail, and ceiling light point.

KITCHEN/BREAKFAST ROOM

An impressive light filled kitchen, briefly comprising, a range of cream wooden base and wall mounted units and kitchen island with breakfast bar, complementary laminate work surfaces, ceramic tile splashbacks, stainless steel with chrome mixer tap, feature Belling Range cooker with seven ring gas hob, large overhead extractor, large cast iron multi fuel wood burning stove, space and plumbing for a full size dish washer, space for large fridge freezer, space and plumbing for a washing machine, gloss laminate flooring, and chrome ceiling spotlights. The kitchen allows access into the conservatory.

CONSERVATORY

Accessed from the kitchen, the UPVC conservatory with sliding doors allowing access out into the rear garden, briefly comprising, radiator, ceramic floor tiles, and two wall light points.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

The spacious, light filled master bedroom with a UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views and a wooden double-glazed window overlooking the side of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

The en suite shower room with wooden double-glazed window, briefly comprises, shower enclosure with chrome thermostatic shower, white wooden vanity unit housing the ceramic wash hand basin with chrome mixer tap, low level WC, ceramic wall and floor tiles, and white ceiling spotlights.

BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of property with stunning views, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Located on the second floor, bedroom three with UPVC double glazed window overlooking the rear of property with stunning views, briefly comprising, built in storage cupboard, built in eaves storage cupboard, radiator, carpeted flooring, and ceiling light point.

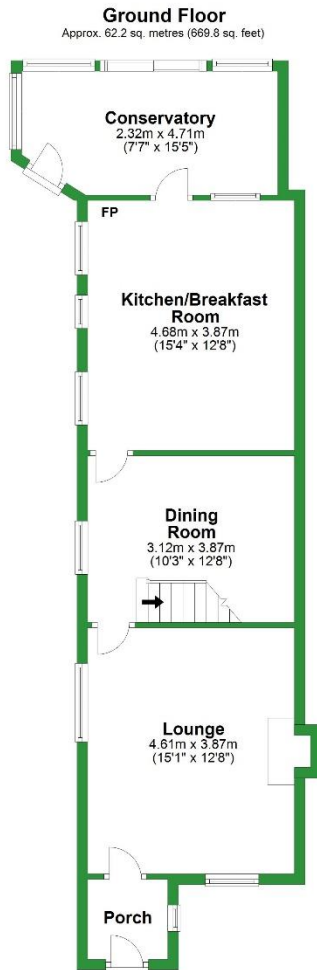
FAMILY BATHROOM

Located on the second floor, the family bathroom with UPVC double glazed frosted window, briefly comprising, panel bath with chrome mixer tap, and chrome thermostatic shower over, pedestal sink with chrome mixer taps, low level WC, built in storage cupboard housing the properties Worcester combination boiler, ceramic wall and floor tiles, chrome towel warmer, and ceiling light point.

EXTERNAL

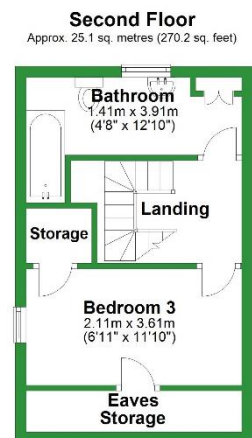
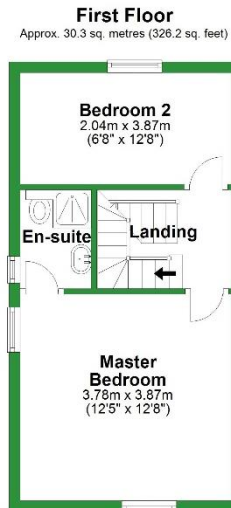
Externally the property boasts a spacious block paved drive and detached garage with additional workshop, along with attractive, mature gardens areas to the front, side, and rear of the property.





Total area: approx. 117.6 sq. metres (1266.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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