



*39 Pendle Street East
Sabden
Offers Over: £199,950*





39 Pendle Street East, Sabden

An immaculately presented, three-bedroom, traditional mid terrace home, conveniently located in the popular Ribble Valley Village of Sabden.

Brimming with character and traditional features, along with high specification fixtures and fittings throughout, creating a lovely family home.

Briefly comprising, dining room, open plan lounge and kitchen on the ground floor, along with three bedrooms and bathroom on the first floor.

Externally the property has an attractive forecourt garden to the front, along with a York stone paved yard to the rear.



DINING ROOM

A wooden entrance door opens into the dining room with wooden double glazed sash window overlooking the front of the property, briefly comprising, wooden fire surround with Oak mantle and stone hearth with cast iron wood burner, two built in storage cupboards, traditional cast iron radiator, carpeted flooring, and ceiling light point.

OPEN PLAN LOUNGE/KITCHEN

The spacious light filled open plan lounge/kitchen with wooden double-glazed window overlooking the rear of the property, and a Velux roof window.

The lounge area, briefly comprises, impressive Oak cut string staircase leading to the first floor, original stone fireplace and hearth with Clearview cast iron wood burner, under-stairs storage cupboard, traditional cast iron radiator, solid Oak flooring, chrome ceiling spotlights, and ceiling light point.

The kitchen area briefly comprises, a range of handmade bespoke wooden base and full height units with complementary concrete work surfaces, stainless steel sink chrome extendable mixer tap, integrated Electrolux appliances, comprising, electric oven, microwave grill combi, two ring gas hob, and two ring electric induction hob, space for a freestanding fridge freezer, space and plumbing for a washing machine, Limestone tile flooring with underfloor heating, and chrome ceiling spotlights.

A wooden part glazed door allows access out into the rear yard.



BEDROOM ONE

A spacious double bedroom with wooden double glazed sash window overlooking the front of the property with lovely views of the bowling green, briefly comprising, bespoke fitted wardrobes with drawers, combining Walnut, Ash and painted finish, traditional cast iron radiator, carpeted flooring, and ceiling light point.



BEDROOM TWO

A double bedroom with UPVC double glazed sash style window overlooking the rear of the property with lovely countryside views, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

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

BATHROOM

The bathroom with Velux roof window, briefly comprising, panelled bath with chrome mixer tap, thermostatic shower with oversized rainfall head, wall mounted Walnut vanity unit housing the ceramic wash hand basin with chrome mixer tap, low level WC, built in storage cupboard, ceramic wall tiles, chrome towel radiator, vinyl flooring, and chrome ceiling spotlights.



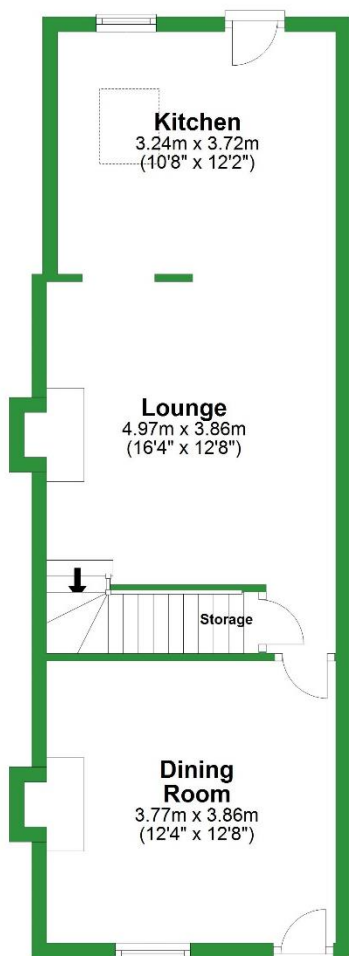
EXTERNAL

Externally the property has an attractive forecourt garden to the front, along with a York stone paved yard to the rear.



Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)

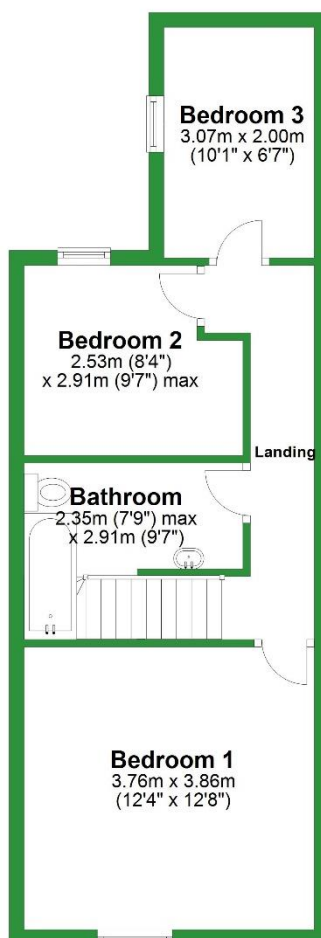


Total area: approx. 87.0 sq. metres (936.4 sq. feet)

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

First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



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.