



5 School House Cottages Pendle Street East, Sabden

£189,950 Leasehold

TWO DOUBLE BEDROOM HOME IN SABDEN WITH NO ONWARD CHAIN This attractive two-bedroom terraced house presents an exceptional opportunity for those seeking a comfortable and stylish home within walking distance of Sabden village centre, ideal for first time buyers looking to make their own and offered with no onward chain for a straightforward purchase.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



TWO DOUBLE BEDROOM HOME IN SABDEN WITH NO ONWARD CHAIN This attractive two-bedroom terraced house presents an exceptional opportunity for those seeking a comfortable and stylish home within walking distance of Sabden village centre, ideal for first time buyers looking to make their own and offered with no onward chain for a straightforward purchase.

Stepping into the property, the thoughtfully elevated lounge not only creates an inviting sense of space but also ensures privacy from the road, allowing for peaceful relaxation and entertaining. To the rear, the well-appointed kitchen diner is designed for both practicality and style, featuring plentiful storage solutions and modern fittings that cater to the needs of busy households, with a convenient door offering easy access to the rear yard.

Upstairs, two generous double bedrooms provide ample space for restful retreats or versatile home office setups, each benefiting from natural light and a sense of tranquillity. The three-piece family bathroom is finished to a high standard, offering a contemporary suite that includes a bath with overhead shower, wash basin and WC.

Practicality is further enhanced by ample on-street parking available to both the front and rear, making daily life seamless for homeowners and visitors. The property enjoys an open aspect to the front, affording pleasant views and a bright, airy feel throughout the main living spaces. Residents will appreciate the enviable location, which places the picturesque centre of Sabden village within easy reach, as well as access to a wealth of spectacular walks and stunning countryside scenery that define the area perfect for those who value an active outdoor lifestyle or simply wish to enjoy the beauty of their surroundings.

- No Onward Chain
- Ample On Street Parking to the Front and Rear
- Two Generous Double Bedrooms
- Walking Distance to Sabden Village Centre
- Three Piece Family Bathroom
- South Facing Rear Yard
- Open Aspect to the Front
- Spectacular Walks and Stunning Countryside Scenery



Lounge

Carpet flooring, stairs to to first floor with under stairs storage, panel radiator, upvc double glazed window

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral oven and grill, gas hob, space for fridge freezer, wall mounted boiler, plumbed for washing machine, laminate flooring, upvc double glazed window and door to hard

Landing

Carpet flooring, loft access.

Bedroom One

Carpet flooring with original floorboards underneath, panel radiator, upvc double glazed window

Bedroom Two

Carpet flooring with original floorboards underneath, panel radiator, upvc double glazed window

Bathroom

3 piece suite with shower over bath, wc and sink, panel radiator, original floorboards



