



22 Gardeners Close

Sabden

Offers in the Region of: £120,000



**Pendle Hill
Properties**



22 Gardeners Close, Sabden
**£120,000 Offers in the
Region of**

A two-bedroom terrace house in the highly sought after village of Sabden. Located close to local amenities briefly comprising a lounge, dining room, kitchen, two bedrooms, bathroom, and rear yard.



LOUNGE

A spacious lounge with a feature central double-glazed window overlooking the front of the property briefly comprises wooden flooring, radiator, and ceiling light point.



KITCHEN

A kitchen with a range of base and wall mounted units with laminate worktops briefly comprises a stainless-steel sink with drainer, space for a fridge, freezer, and washing machine/dryer, laminate flooring, ceiling light point, a double-glazed window to the back and a single door going out into the yard.



DINING ROOM

A second reception room briefly comprising a wooden flooring, ceiling light point, integrated storage room and a large window to the rear.



BEDROOM ONE

A spacious double bedroom with a double-glazed window overlooking the front of the property briefly comprises wooden flooring, integrated storage and ceiling light point.



BEDROOM TWO

Another bedroom with a double-glazed window overlooking the rear briefly comprises wooden flooring, and ceiling light point.



BATHROOM

A bathroom with a bath fitted with an overhead shower attachment briefly comprises a low-level wc, a floating basin sink, tiled walls, tiled floor, integrated storage, ceiling light point, and a frosted window.

EXTERNAL

To the rear of the property there is a yard with a storeroom. To the front of the property there is a yarded area.

ADDITIONAL INFORMATION

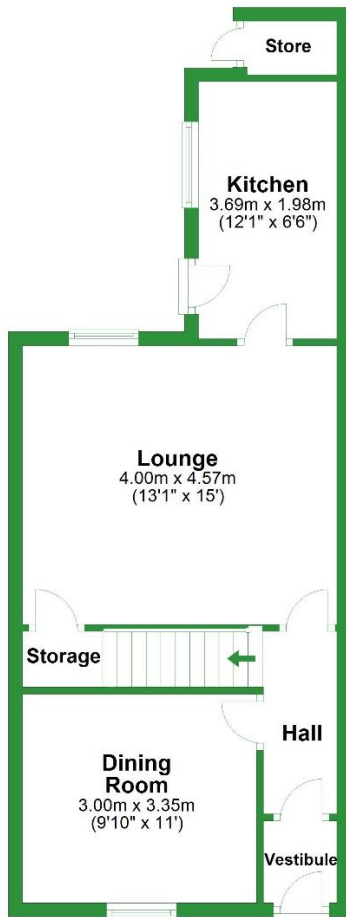
Tenure = Leasehold – Details Unregistered

Council Tax Band = B

The property is only available for first time buyers with a local connection. - First Time Buyer Grant – Ribble Valley Borough Council

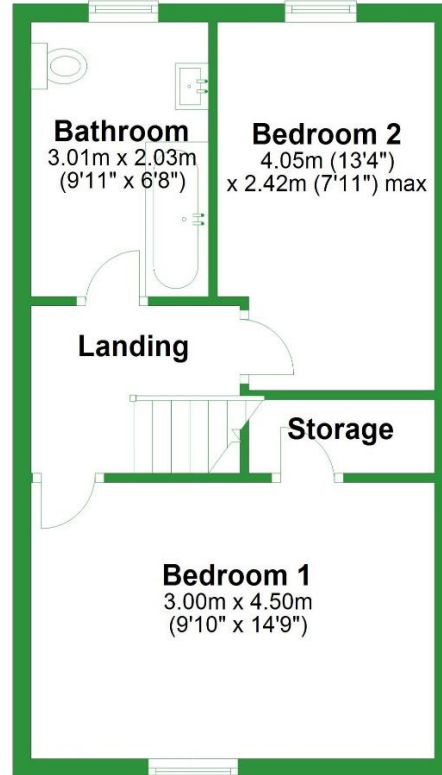
Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

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



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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