

# 44 Padiham Road

Sabden

Offers in the Region of: £249,950

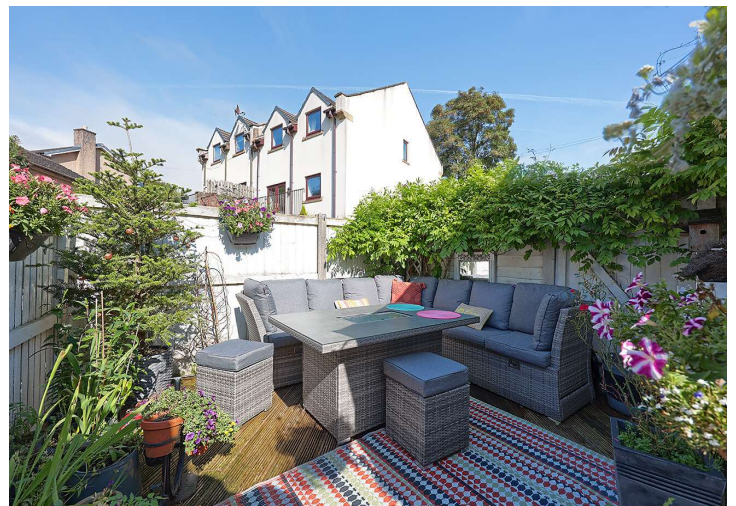


**Pendle Hill**  
Properties



44 Padiham Road, Sabden  
**£249,950 Offers in the  
Region of**

A stunning four-bedroom mid-terrace property in the highly sought after village of Sabden, briefly comprises a lounge, kitchen, dining room, four bedrooms located across two floors, a family bathroom, and rear garden.



## LOUNGE

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

## DINING ROOM

Currently utilized as a bedroom, the dining room comprises a multi fuel open fire, a large double-glazed bay window overlooking the front property, carpeted flooring, a radiator, and a ceiling light point.

## KITCHEN

A fully fitted modern kitchen with a range of base and wall-mounted units with complimentary wooden worktops briefly comprises a five-ring hob with overhead extractor, integrated oven and fridge, Belfast double sink, tiled flooring, ceiling light points, double glazed and Velux windows and UPVC door opening onto the garden.

## STUDY AREA

A study area located underneath the stairs, provides perfect space for home working.

## DOWNSTAIRS WC

A downstairs WC comprises wooden flooring, low level WC, floating sink, radiator and a ceiling light point.

## BEDROOM ONE

A spacious double bedroom located on the first floor with large double-glazed bay window to the front, briefly comprises carpeted flooring, a radiator, and a ceiling light point.

## BEDROOM TWO

A second double bedroom briefly comprises a double-glazed window, carpeted flooring, a radiator, and ceiling light point.

## LOFT ROOMS

Located on the second floor are two spacious rooms, currently utilized as bedrooms, briefly comprising carpeted flooring, double-glazed windows and ceiling light points.

## BATHROOM

A family bathroom briefly comprises a free standing bath, shower, low-level WC, pedestal sink, towel warmer, laminate flooring, tiled walls and ceiling spotlights.

## EXTERNAL

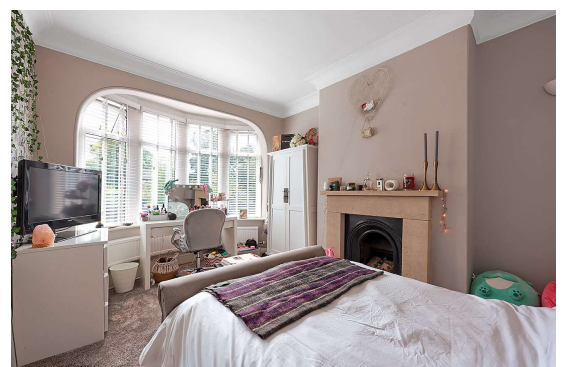
To the front is a low maintenance gated yard.

To the rear is a large, private fenced-in yard with decked yard.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = C



## Ground Floor

Approx. 55.7 sq. metres (600.1 sq. feet)

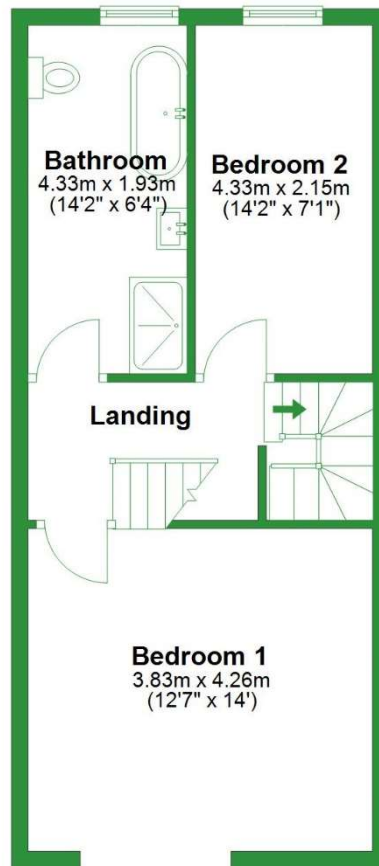


Total area: approx. 119.0 sq. metres (1281.1 sq. feet)

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

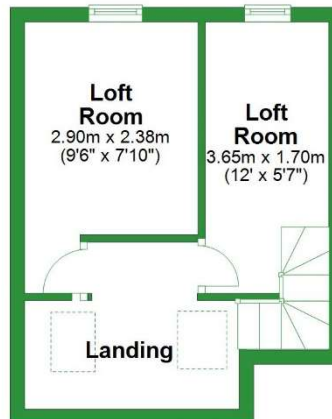
## First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



## Second Floor

Approx. 21.4 sq. metres (230.4 sq. feet)



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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