

Whalley Road, Sabden, Clitheroe

**£725 per month Unfurnished**

 **Reeds Rains**

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\*\*\* Zero Deposit Guarantee Available \*\*\* A modernised bright and spacious three bedroom end terrace with a cosy cottage feel. This property has been recently renovated within the last 12 months and offers spacious and modern accommodation throughout. Perfectly positioned in one of the areas most highly desired locations in the Ribble Valley. Briefly comprising of; a cosy living area, kitchen, three bedrooms and a bathroom. Externally, the property has enclosed areas to the front and rear. On...

Lounge

Upvc double glazed window to the front and side elevation, gas central heating radiator and newly fitted stone surround and hearth, newly fitted carpets.

Kitchen

Fully fitted kitchen with wall and base units and contrasting work surfaces, newly fitted electric oven and hob, space for fridge / freezer and washing machine. New laminate flooring, Upvc double glazed window to the rear elevation and door to the rear yard.

Bedroom One

Spacious master attic bedroom with velux style window, newly fitted carpets, gas central heating radiator and wardrobe / additional storage space.

Bedroom Two

Upvc double glazed window to the front elevation, gas central hearing radiator and newly fitted carpets.

Bedroom Three

Upvc double glazed window to the rear elevation, gas central heating radiator, storage cupboard housing the boiler and newly fitted carpets.

Bathroom

Modern family bathroom comprising of three piece suite in white, Upvc double glazed

window to the rear elevation, partially tiled elevations. oak wood flooring. Pedestal wash hand basin, low level WC and large shower and gas central heating towel rail. Additional under the stairs shelves.

Cellar

Door from the lounge leading to the cellar, providing additional storage and housing gas and electric meters. Light and gas central heating radiator.

External

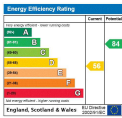
Externally the property benefits from street parking on the road and an enclosed rear yard.

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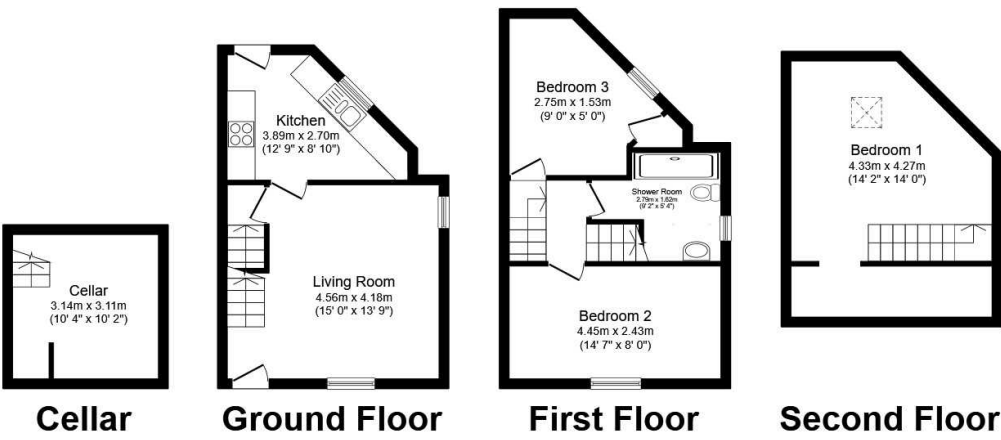
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 89.4 sq.m. (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com