

Long Buildings, Sawley, Clitheroe. BB7 4LE

£345,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

This impressive three-storey stonebuilt townhouse, with a total area of 1054 square feet, enjoys a spacious and well designed interior. Set in an enviable location within the picturesque Ribble Valley village of Sawley, The ground floor boasts a welcoming hallway, complete with oak flooring and storage cupboards leading you towards a high end kitchen and dining area. Notable features include granite workstops, luxury fitted units, a range style cooker and integrated appliances that seamlessly join utility with sophistication. Ascending to the first floor, you are greeted with a lovely lounge with feature beams and wood burning stove, a roomy double bedroom with pleasant views, with fitted wardrobe and deluxe en-suite shower room. The top floor houses two further double bedrooms offering beautiful elevated views towards Pendle Hill and there is a luxurious high quality four piece bathroom. The second floor landing area offers splendid views, making this floor a remarkable blend of comfort and delight. This practical yet stylish presented home commands a viewing to appreciate the standard and space on offer.

Externally there is a paved front garden with planted borders and stone boundary wall. Single garage and tarmac parking area for 1 car. To the rear is a spacious gravelled area with further parking area and a paved patio area.

Set in an enviable location within the picturesque Ribble Valley village of Sawley with walking distance to the children's play area, pub and the historic Sawley Abbey. Sawley village is situated just off the A59 providing easy access to Clitheroe with its array of amenities with routes through to Skipton, North Yorkshire and south to the M6 and motorway networks. There are several schools nearby including a primary school in the neighbouring village of Chatburn and secondary school in Grindleton.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Hardwood glazed entrance door, coved cornicing, oak wood flooring, panelled radiator with cover, under stairs storage, staircase leading to the first floor, door to dining room.

Dining Room

10' 0" x 9' 8" (3.05m x 2.95m)

Hardwood double glazed window, panelled radiator, oak wood flooring, open to kitchen:

Kitchen

12' 6" x 11' 3" (3.81m x 3.43m)

Beautiful fitted range of wall, base and drawer units with complementary granite worktops and upstands, under unit lighting, inset composite sink with integral drainer and mixer tap, range cooker with double oven and 6-ring gas hob with extractor hood over, feature wood beam and mirrored splash back, an array of integrated appliances including full height fridge and freezer, dishwasher, combination microwave oven, washing machine and tumble

dryer, vertical panelled radiator, tiled flooring, feature wood ceiling beam, recessed spotlighting, timber framed double glazed window, hardwood glazed external rear door.

First Floor

Landing

Attractive spindle balustrade with staircase leading to the first floor, coved cornicing, hardwood double glazed window with pleasant front outlooks.

Lounge

12' 3" x 12' 1" (3.73m x 3.68m)

Feature wood ceiling beams, wall light points, hardwood double glazed window with elevated rear views across village and neighbouring open fields, panelled radiator, TV point, coved cornicing, inset fireplace with cast iron multi fuel stove and hearth.

Bedroom Two (rear)

9' 7" x 8' 11" (2.92m x 2.72m)

Ample double bedroom with hardwood double glazed window with beautiful front views across towards Pendle Hill,

ROOM DESCRIPTIONS

panelled radiator, coved cornicing, fitted wardrobe.

En-suite Shower Room

Deluxe 3-pce suite comprising vanity wash basin with surface surround and mixer tap with built in cupboards under, concealed low level w.c., shower enclosure with Aqualisa direct feed shower with digital remote, chrome ladder style radiator, tiled flooring and walls, inset mirror, recessed spotlighting, extractor fan.

Second Floor

Landing

Spindle balustrade, hardwood double glazed window with beautiful elevated views over neighbouring fields and Pendle Hill, coved cornicing, panelled radiator, built in storage cupboard. Loft access via a ladder with fully boarded area, power also housing gas central heating boiler.

Bedroom One (rear)

13' 0" x 11' 5" (3.96m x 3.48m)
Coved cornicing, hardwood double

glazed window with an attractive rear aspect, panelled radiator, TV point.

Bedroom Three (front)

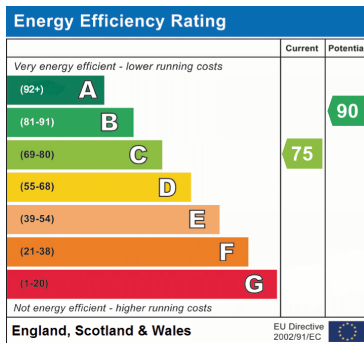
9' 6" x 7' 11" (2.90m x 2.41m)
Coved cornicing, hardwood double glazed window with superb views, fitted wardrobes, panelled radiator, recessed spotlighting.

Bathroom

Luxurious spacious 4-pce white suite comprising double ended panelled bath with mixer tap and shower tap fitment, concealed low level w.c, pedestal wash basin with mixer tap, walk-in double shower enclosure with Aqualisa direct feed fixed head rain shower with digital remote and additional thermostatic shower, chrome ladder style radiator, tiled walls and flooring, extractor fan, recessed spotlighting.



FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.