

5 Printers Fold Stubbins Lane, Sabden, Clitheroe, BB7 9FN

£1,400 Per month

Council Tax Band: D



Situated in the charming village of Sabden, this well-presented three-bedroom semi-detached home offers comfortable, modern living in a quiet and highly desirable location.

The ground floor boasts a spacious living room, featuring patio doors that open onto a private, enclosed yard with a patio area—ideal for both relaxing and entertaining. The large, modern kitchen is fully equipped with integrated appliances, including a built-in fridge freezer, washing machine, and dishwasher. Additional convenience is provided by a downstairs WC.

On the first floor are two well-proportioned double bedrooms and a stylish family bathroom fitted with a modern suite. The top floor is dedicated to a generous master bedroom, complete with Velux windows offering lovely views and a private en-suite bathroom—perfect for families or professionals requiring flexible living or home office space.

This property presents an excellent opportunity to rent a well-maintained home within a peaceful community, while still being within easy reach of local amenities and scenic countryside walks.

Tenancy Information

All tenancies are offered on an initial 6-month Assured Shorthold Tenancy (AST). Following this period, the tenancy will continue on a rolling monthly basis unless otherwise agreed.

Holding Deposit

A holding deposit equivalent to one week's rent is required upon application. This will be deducted from the first month's rent, subject to the tenancy proceeding.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	