

Property Details

4 Cobden Close, Sabden,
Clitheroe, Lancashire, BB7 9UY

OIRO £210,000



Property Photos

4 Cobden Close, Sabden, Clitheroe, Lancashire, BB7 9UY

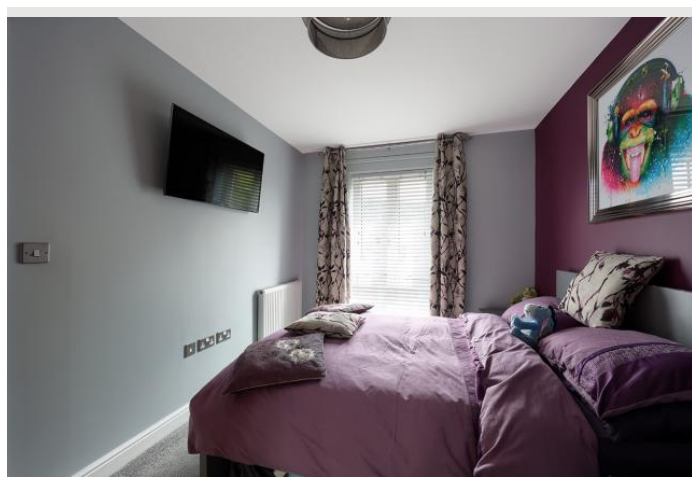
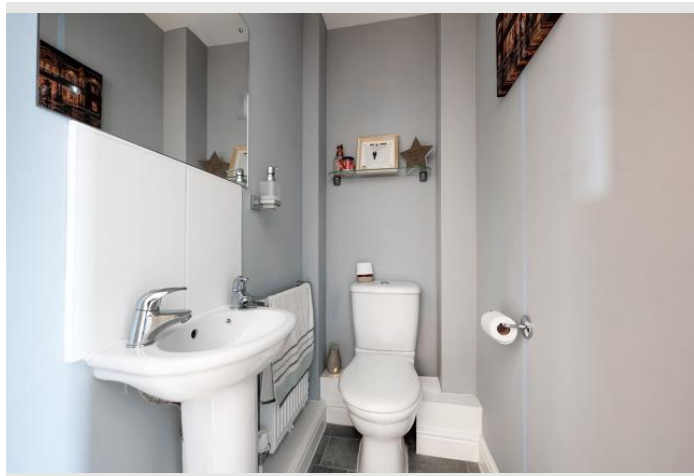


Creation Date

21/07/2026

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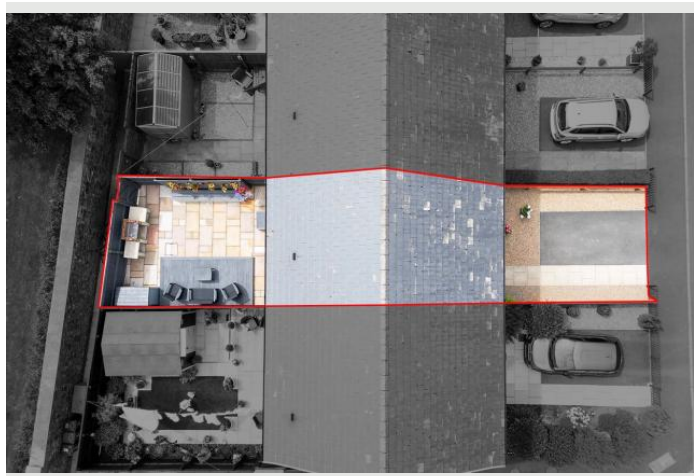


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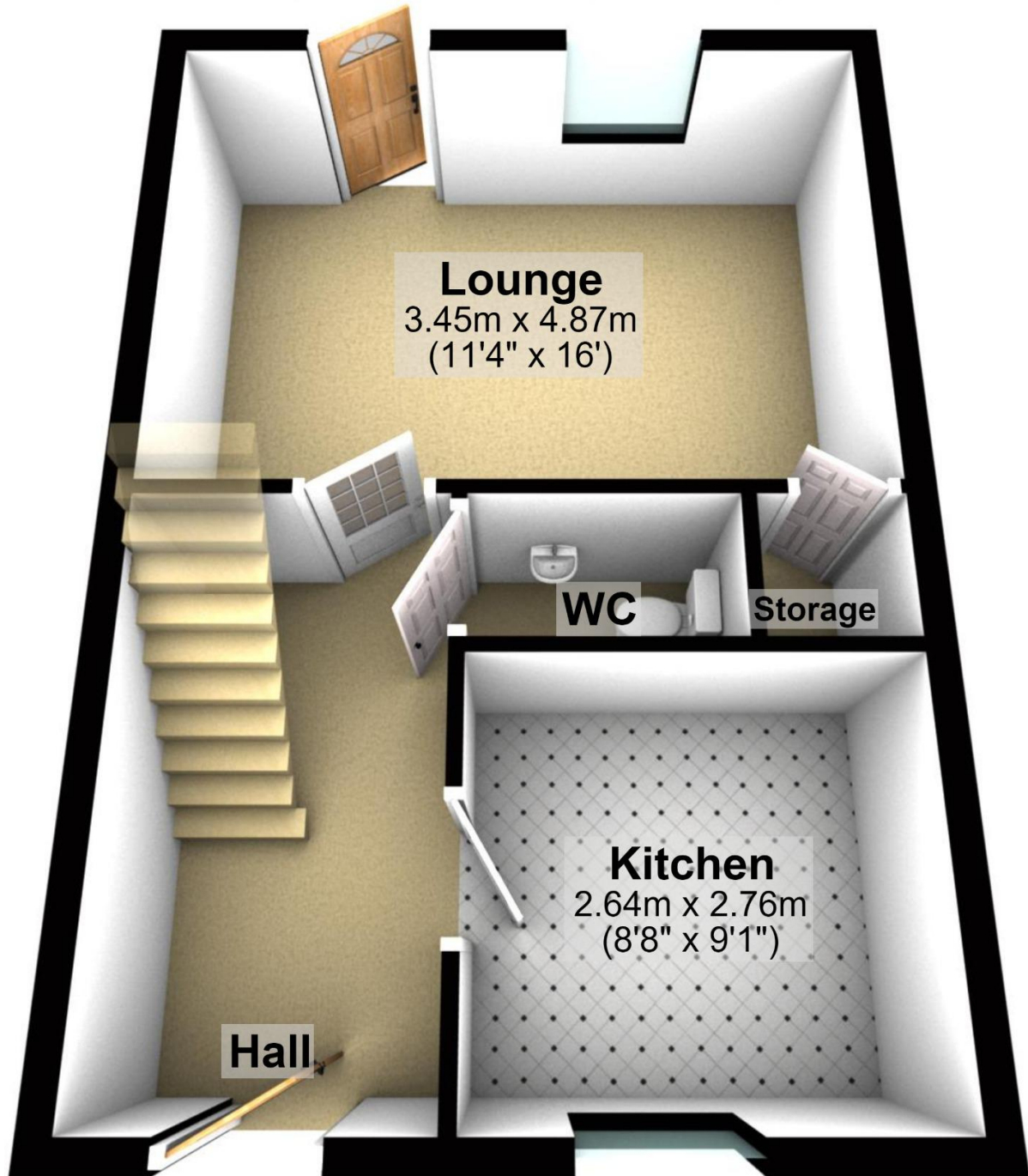
21/07/2026

Property Floor Plans

4 Cobden Close, Sabden, Clitheroe, Lancashire, BB7 9UY

Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



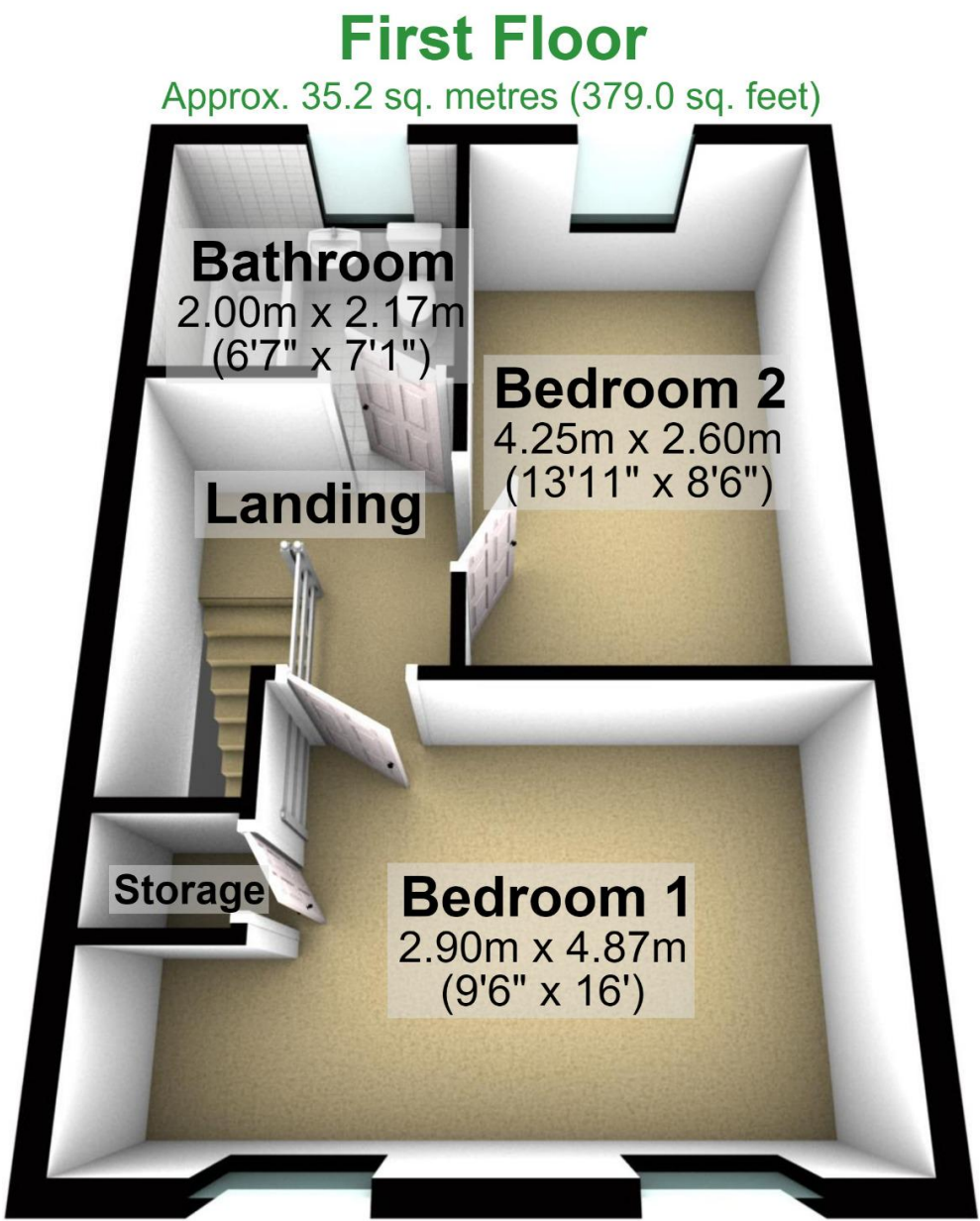
Total area: approx. 70.4 sq. metres (758.0 sq. feet)

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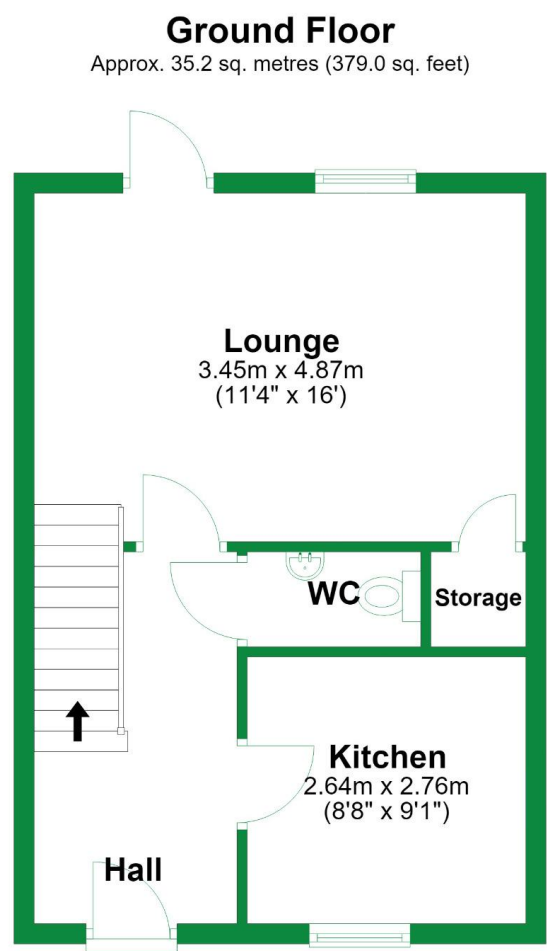
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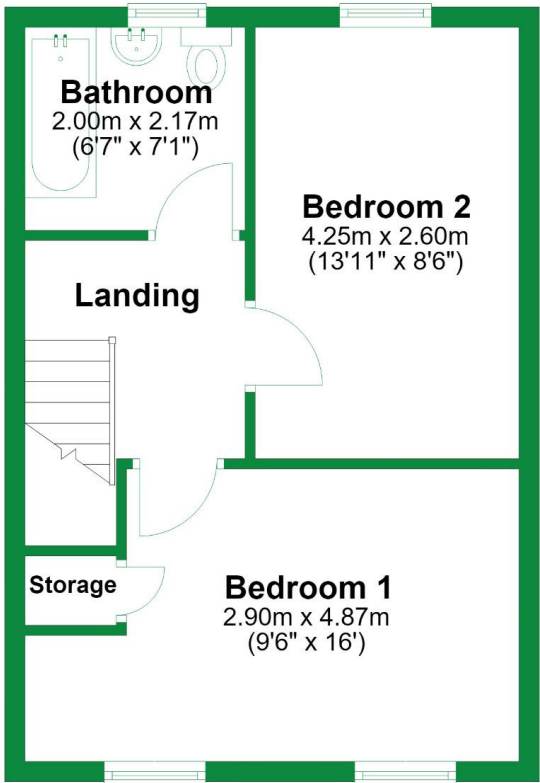
Total area: approx. 70.4 sq. metres (758.0 sq. feet)

Property Floor Plans

4 Cobden Close, Sabden, Clitheroe, Lancashire, BB7 9UY

First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Property Info

4 Cobden Close, Sabden, Clitheroe, Lancashire, BB7 9UY

Property Type

House

Property Style

Terraced

Bedrooms

2

Bathroom

1

Receptions

1

Tenure Type

Freehold

Floor Area

758

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£210,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

4 Cobden Close, Sabden, Clitheroe, Lancashire, BB7 9UY

Feature 1

Modern Two Bedroom Town House Situated In The Sought-after Village Of Sabden

Feature 2

Private Low Maintenance Rear Patio With A Decked Seating Area

Feature 3

Driveway Parking Located To The Front With An Ev Charing Point

Feature 4

Generous Lounge With Integrated Storage And Access To The Rear Garden

Feature 5

Two Spacious Bedrooms

Feature 6

Downstairs Wc

Feature 7

Within Walking Distance Of Sabden Village Amenities, Including A Village Shop, A Primary School And Local Pubs

Feature 8

Surrounded By Beautiful Countryside With Pendle Hill And A Range Of Scenic Walking Routes Close By

Property Description

4 Cobden Close, Sabden, Clitheroe, Lancashire, BB7 9UY

A Spacious Two-Bedroom Townhouse in a Popular Ribble Valley Village

Key Features

Modern two-bedroom townhouse situated on a popular residential development in the sought-after Ribble Valley village of Sabden

Spacious entrance hallway creating a welcoming first impression

Bright fitted kitchen positioned to the front of the property

Convenient downstairs wc

Generous rear lounge with integrated storage and direct access to the rear garden

Two well-proportioned bedrooms offering flexible accommodation for first-time buyers, couples or those looking to downsize

Family bathroom serving both bedrooms

Private rear patio garden with a raised decking area, providing an ideal space for outdoor seating and entertaining

Driveway to the front offering convenient off-road parking with an EV Charger

Well-maintained throughout and ready for a new owner to move straight into

Located within walking distance of Sabden village amenities, including a village shop, a primary school and local pubs

Surrounded by beautiful countryside with Pendle Hill and a range of scenic walking routes close by, perfect for those who enjoy the outdoors

Within the catchment for well-regarded schools and with excellent access to Clitheroe, offering supermarkets, independent shops, restaurants, healthcare facilities and leisure amenities

Well placed for commuting to Clitheroe, Whalley, Burnley and surrounding Lancashire towns while enjoying village living

Located on Cobden Close in the popular Ribble Valley village of Sabden, this modern two-bedroom town house offers well-maintained accommodation that's ready for its next owner to move straight into.

The property opens into a spacious entrance hallway, creating a welcoming first impression. To the front, the fitted kitchen provides a practical space for everyday

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cooking, while to the rear, the generous lounge enjoys plenty of natural light and benefits from an integrated storage cupboard. Completing the ground floor is a convenient downstairs WC.

Upstairs, you'll find two well-proportioned bedrooms along with a family bathroom, offering comfortable accommodation for first-time buyers, couples or those looking to downsize.

Outside, the property features a driveway to the front for off-road parking. To the rear is a private patio garden with a raised decking area, providing a great spot for outdoor seating, relaxing or enjoying time with family and friends.

Sabden is a sought-after Ribble Valley village with a welcoming community, local amenities and well-regarded schools close by. Clitheroe is only a short drive away, offering a wider range of shops, supermarkets, cafes, restaurants and leisure facilities.

From the Agent's Perspective:

This is a fantastic opportunity to purchase a home that has been well cared for. The layout is practical, the rooms are generously sized, and the outdoor space is easy to maintain. Combined with its popular village location and excellent access to Clitheroe, it's a property that will suit a wide range of buyers.

From the Client's Perspective:

It's a peaceful place with a real community feel, and the neighbours have always been friendly. The house has been a lovely home that's easy to look after, and we've enjoyed having outdoor space to relax in during the warmer months.

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Additional Information

Tenure - Freehold

Council tax band - B

Heating - Gas central

Electric- Mains

Drainage - Mains

Management Charge - 32.99 p/m

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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