

4 SPRING GARDENS  
WADDINGTON  
BB7 3HH

£192,500



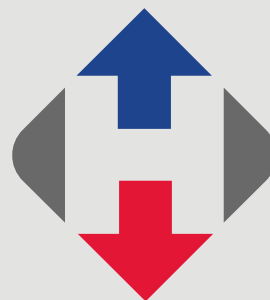
- Spacious mid terrace property
- 2 reception rooms & kitchen
- Well presented throughout
- Gas CH & PVC double glazing
- 2 good double bedrooms
- Modern 3-piece bathroom
- Much sought-after village
- 88 m2 (940 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

A spacious and well presented mid terrace property situated in the centre of this sought after Ribble Valley village.

The property provides bright and airy accommodation throughout comprising an entrance hallway, lounge, dining room, large fitted kitchen, two good-sized double bedrooms and a three-piece bathroom with shower.

Waddington lies a short car journey from Clitheroe and its many amenities. The A59 by-pass is easily accessible and provides a great link to the motorway network. Viewing is recommended.



**LOCATION:** From our sales office travel down Castle Street and straight on onto York Street. At the roundabout take the first exit and proceed straight over the next roundabout into Waddington Road. From here turn right under the railway bridge, still on Waddington Road. Follow this road down into the village of Waddington. Spring Gardens is on the left hand side before the village club.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** PVC external door, laminate wood effect flooring, ceiling arch and staircase to the first floor landing.

**LOUNGE:** 3.5m x 3.4m (11'4" x 11"); with a 'Living Flame' gas fire in a feature surround, 2 wall light points.

**DINING ROOM:** 4.9m x 3.9m (16'2" x 12'10"); with laminate wood effect flooring, television and telephone points.

**KITCHEN:** 5.1m x 1.9m (16'10" x 6'2"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces and breakfast bar. Built-in electric oven, 4-ring electric hob, single drainer stainless steel sink unit, built-in fridge freezer, plumbed and drained for an automatic washing machine, wall-mounted central heating boiler, tiled flooring, partially-tiled walls, low voltage lighting, PVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.6m x 3.4m (15'2" x 11").

**BEDROOM TWO:** 4.0m x 2.7 (13' x 8'10"); with built-in storage cupboard.

**BATHROOM:** With a modern 3-piece white suite comprising low level w.c., pedestal hand washbasin and a panelled bath with electric shower over and vanity screen, partially-tiled walls.







**OUTSIDE:** To the rear of the property is an open yard area with one timber storage shed.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND C.**

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.**





*4 Spring Gardens, Waddington, BB7 3HH  
MJ/SMR/221220*

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