



Honeywell
SELECT

Woodlands, Clitheroe BB7 2HJ

Stunning period detached house

Offers over £400,000



- Close to the town centre
- Packed with character features
- Driveway & large garage
- 4 bedrooms, bathroom
- 2 imposing reception rooms
- 158 m² (1,700 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

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WOODLANDS, WADDINGTON ROAD, CLITHEROE

A rare opportunity to buy one of the few period detached houses situated only a short walk from Clitheroe town centre amenities, the train station and Pendle Primary School. This stunning house was built in 1927 and is packed full of original features from the panelled staircase, solid wood parquet flooring, stained glass windows, bay windows, fireplaces and the stunning period tiling in the bathrooms. As you would expect with this age of house the layout has a central hallway with two imposing bay-fronted reception rooms to either side, the dining kitchen is at the rear with a fabulous larder with storage. The first floor has two large front bedrooms which mirror the reception rooms below and two further bedrooms at the rear. There is a two-piece bathroom with separate w.c and the ground floor cloakroom, all boast the original black and white tiling which is in great condition.

Situated close to the centre of town parking is at a premium, this house has a gated driveway for two cars and a large GARAGE with electrically operated up-and-over door. The mature gardens extend from the front and both sides which lead to a good-sized rear garden with lawn, patio and various brickbuilt outbuildings. Viewing is essential to appreciate this stunning house.

LOCATION: From our office continue along Castle Street and continue straight on at the library into York Street, proceed straight on to the roundabout and turn left. At the next roundabout continue straight on into Waddington Road and the house is on the right after 200 yards. To access the garage and parking turn right after the house into Radclyffe Street.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: Through half-glazed double doors with stained glass windows, original tiled floor and walls and half-glazed beveled edge glass door to:

HALLWAY: With feature oak panelled return staircase with oak spindles and balustrade, understairs storage cupboard, solid oak parquet flooring and coved cornicing.



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CLOAKROOM: With 2-piece white suite comprising low suite w.c. pedestal wash handbasin with chrome taps and feature original black and white tiled walls to dado height and tiled floor and coat hooks.

LOUNGE: 4.5m + the bay x 4.2m (14'9" + the bay x 13'11"); with feature stained glass bay window, coved cornicing, picture rail, fireplace housing 'Living Flame' gas fire with tiled hearth and inset with attractive oak surround, television point, window to side elevation and solid oak parquet flooring with central carpeted area.

DINING ROOM: 4.5m + the bay x 4.2m (14'10" + the bay x 13'10"); with feature bay window with stained glass, half-glazed PVC door to side garden, the floor has parquet solid oak edging with central carpeted area, coved cornicing, picture rail, feature fireplace housing open fire with tiled hearth and inset and feature mahogany surround.

KITCHEN: 4.1m x 3.6m (13'5" x 11'11"); with a fitted range of green Shaker style wall and base units with complementary work surface and tiled splashback, one and a half bowl single drainer sink unit, large gas 4 oven Aga, plumbing for a dishwasher, Herringbone quarry tiled floor and door leading to rear driveway.

LARDER/STORAGE ROOM: 3.0m x 1.7m (9'10" x 5'7"); with feature tiling and large larder storage cupboard with sliding doors.

REAR CLOAKROOM: Providing coat hanging space and storage.



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FIRST FLOOR:

LARGE LANDING: With return staircase with spindles and balustrade and feature stained glass window to front elevation on the half landing there is coved cornicing.

BEDROOM ONE: 4.3m x 4.5m (14' x 14'10"); with stained glass window to front and side elevation, laminate flooring, picture rail, pedestal wash handbasin with chrome taps and corner shower enclosure with fitted shower and part-tiled walls.

BEDROOM TWO: 4.6m x 4.3m (14'11" x 14'); with window to front and side elevation, built-in wardrobe, picture rail and pedestal wash handbasin with chrome taps.

BEDROOM THREE: 3.0m x 3.0m (9'11" x 9'11"); with fitted wardrobe and sash window.

BEDROOM FOUR: 3.6m x 1.7m (11'11" x 5'5"); with picture rail.

BATHROOM: With 2-piece white suite comprising cast iron bath with chrome shower tap fitment, pedestal wash handbasin with chrome taps, feature original black and white tiled walls and floor, period style chrome heated towel rail and large airing cupboard with hot water cylinder.

SEPARATE W.C: Low suite w.c. and original black and white tiled walls and floor.

OUTSIDE: The property has a good-sized front garden with central gated access with central pathway leading to front door, with lawn and good-sized garden areas to both sides of the property, the side garden to the right and side extends to an attractive rear garden with stone paved patio area, lawn, well-stocked planting borders, gravelled area with raised flower beds and brickbuilt store. To the rear of the house is gated access to a tarmac drive providing parking for two cars and also leading to a covered seating area.

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Situated next to the drive is a large single GARAGE: 7.6m x 3.7m (25' x 12'2"); with electrically operated remote control sectional up-and-over door, power, light and personal door to side. Situated behind the garage is a washhouse with plumbing for a washing machine and space for other white goods and floor-mounted gas central heating boiler. There is an outside w.c and large brickbuilt garden store.

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

HEATING: Gas fired hot water central heating powered from the central heating boiler, the hot water is supplied from the gas Aga.

TENURE: The Property is freehold.

COUNCIL TAX BAND F.

EPC: The energy efficiency rating for this property is F

ADDITIONAL INFORMATION: The property was re-roofed in 2014 and has a 10 year guarantee.

VIEWING: By appointment with our office.



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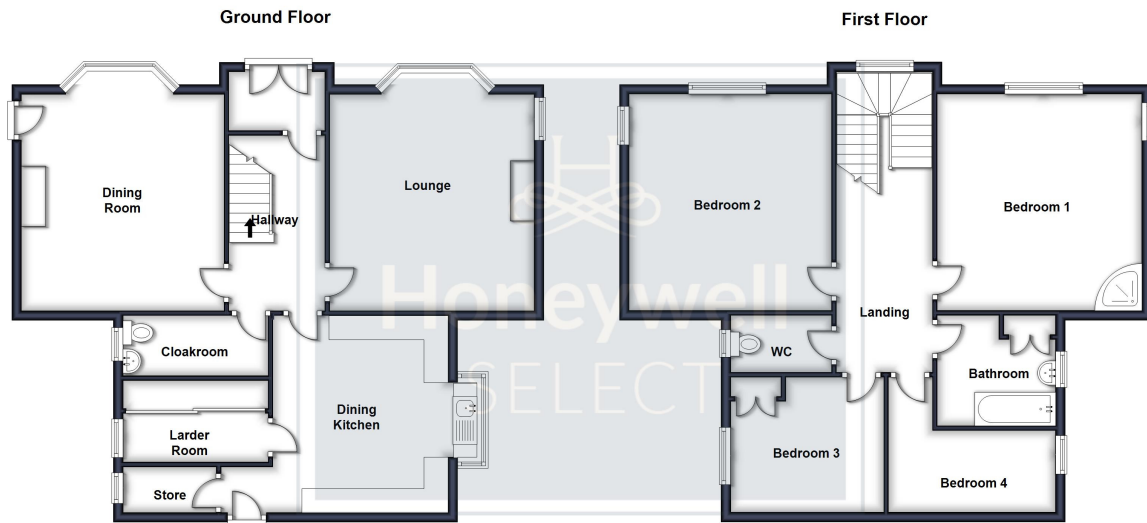
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For identification purposes only - Not to scale
 Plan produced using PlanUp.

Woodlands, Waddington Road, Clitheroe



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