

7 CORNMILL COURT
WADDINGTON
BB7 3HB

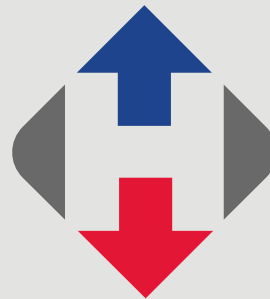
£119,950



- A spacious ground floor apartment
- 2 good-sized bedrooms
- Subject to a 106 agreement
- Gas CH & PVC DG
- Much sought after village location
- Open plan living area & kitchen
- Bathroom with shower
- 76 m2 (825 sq ft) approx.

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Situated in the centre of the much sought after Ribble Valley village of Waddington, this ground floor apartment now requires some cosmetic improvement but offers spacious accommodation throughout with two good-sized bedrooms, a three-piece bathroom with shower and a large open plan living area and kitchen, the property enjoys communal gardens and allocated parking.



Please note this property is subject to a 106 agreement. Please ask for details. Viewing is recommended.

LOCATION: Leave Clitheroe on Waddington Road, pass under the railway bridge and follow the road along and out of Clitheroe. Cross over the River Ribble and proceed into Waddington itself. Turn first left onto Katie Lane and then left again onto Queensway. Cornmill Court can be found on the left.

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

COMMUNAL HALLWAY:

ENTRANCE HALLWAY: With external door and built-in storage cupboard housing combination central heating boiler

OPEN PLAN LIVING KITCHEN: Living room 5.2m x 3.7m (17'1" x 12'2"); with television point, telephone point and open to: Kitchen 3.6m x 3.6m (11'8" x 11'8"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit and partially-tiled walls.

BEDROOM ONE: 5.6m x 2.9m (18'6" x 9'6"); with television point and telephone point.

BEDROOM TWO: 3.7m x 2.3m (12'2" x 7'6").





BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand wash basin and a panelled bath with an electric shower over, vanity screen, partially-tiled walls and extractor fan.

OUTSIDE: The property enjoys access to the apartment's communal garden areas and also benefits from one allocated parking space and additional visitor parking is also available.

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

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

COUNCIL TAX BAND A.

EPC: The energy efficiency rating for this property is B.

106 AGREEMENT: This property is subject to a 106 agreement which limits buyers to those with a connection within the Ribble Valley, please ask for further details.

SERVICE CHARGE: A service charge is payable. Please ask the office for further details.

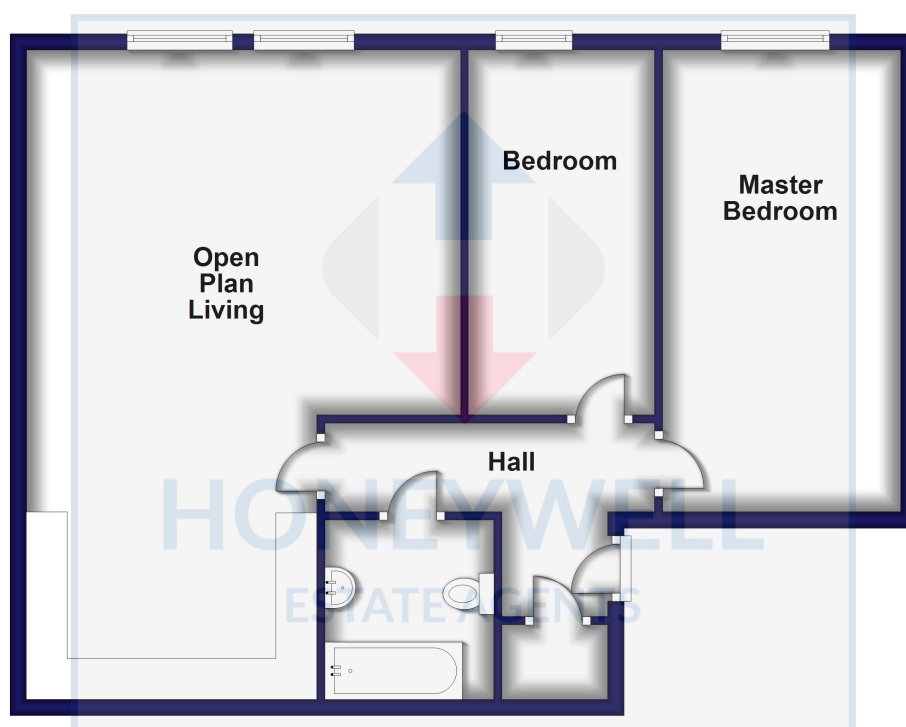
VIEWING: By appointment with our office.

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





Ground Floor



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

7 Cornmill Court, Waddington

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MJ/ZR/140219

Selling your house?

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