



Honeywell
SELECT

Inglemead, Clitheroe, BB7 2HN

Beautiful stonebuilt period semi-detached
£450,000



- Large walled rear garden
- Dining kitchen, utility, kitchen
- Extremely convenient location
- 3 double bedrooms; garage
- 2 imposing reception rooms
- 178 m² (1,910 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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Inglemead, Waddington Rd Clitheroe

A stunning stonebuilt period semi-detached house situated in this extremely convenient location, elevated on Waddington Road and within easy walking distance of the town centre and railway station. This period property offers excellent features including high ceilings, cornicing, fireplaces, feature staircase and sash windows. The family sized accommodation comprises two imposing reception rooms to the front, a large dining kitchen with two oven Aga at the rear, large utility kitchen, cloakroom and storeroom. On the first floor is a feature split level landing with spindles and balustrade, three double bedrooms and a four-piece house bathroom with separate shower.

Externally the property is elevated from the road and is approached through stone gate posts with a driveway and front lawn. To the rear of the house is a large lawned walled garden with Indian stone patio and some outbuildings. At the far end of the garden is a vegetable garden and single detached garage. There is room to create a larger garage or more off-street parking. Viewing is essential to appreciate this desirable property with a large garden and fantastic location.

LOCATION: From our office continue along Castle Street and turn left down King Street to the mini roundabout. Turn right into Railway View Road and at the right hand bend turn left under the railway bridge into Waddington Road. After 200 yards the house can be found on the right just after Hawthorne Place.

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

ENTRANCE PORCH: With hardwood double glazed windows, half-glazed front door, tiled floor and original half-glazed door to hallway.

HALLWAY: With coved cornicing, picture rail, dado rail, spindle staircase off to first floor with understairs storage cupboard.



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SITTING ROOM: 4.2m x 4.8m (13'10" x 15'8"); with coved cornicing and dado rail, sash window to front elevation, feature fireplace housing 'Living Flame' coal effect gas fire with stone surround and hearth, BT telephone point.

LOUNGE: 4.6m x 3.9m (15'1" x 12'10"); with coved cornicing, dado rail, sash window to front elevation, television point, cast iron multi-fuel stove with marble surround and stone hearth, glazed double doors to dining kitchen.

DINING KITCHEN: 6.0m x 4.1m (19'8" x 13'6"); with fitted range of oak-fronted wall and base units with Corian working surface and tiled splashback, moulded Corian sink unit with mixer tap, dark blue 2-oven gas Aga with 2 hot plates, space for table and chairs, laminate flooring, coved cornicing, recessed spotlighting.

REAR PORCH: With quarry tiled floor, PVC door to the rear garden.

CLOAKROOM: With low suite w.c. and wall-hung wash handbasin, quarry tiled floor.

UTILITY KITCHEN: 4.7m x 3.6m (15'5" x 11'10"); fitted range of laminate wall and base units with complementary laminate working surface, stainless steel single drainer sink unit, electric cooker, plumbing for washing machine, space for tumble drier, fridge and freezer. Recessed spotlighting, door to store room.

STORE ROOM: 3.1m x 3.3m (10'1" x 10'10"); with door to rear garden.

FIRST FLOOR:

FEATURE SPLIT LEVEL LANDING: With spindles and balustrade, coved cornicing, picture rail and sash window to front elevation, loft access.



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BEDROOM ONE: 4.8m x 4.3m (15'9" x 14'); with sash window to front elevation, picture rail, feature cast iron fireplace with marble surround.

BEDROOM TWO: 3.5m to chimney breast x 4.6m (11'4" to chimney breast x 15'1"); with picture rail, sash window to the front elevation, feature cast iron fireplace with marble surround and fitted wardrobe in each alcove.

BEDROOM THREE: 4.1m x 2.9m (13'7" x 9'8"); with picture rail and pedestal wash handbasin.

BATHROOM: With 4-piece white suite comprising high suite w.c. with pull chain flush, pedestal wash handbasin, panelled bath and corner shower enclosure with fitted shower, part-tiled walls, large airing cupboard with hot water cylinder and shelving for towels and linen.

OUTSIDE: The property is approached through stone gateposts. A tarmac driveway provides ample parking and there is a good-sized front lawn and stone boundary wall, well-stocked planting borders.

A pathway and lawn to the side of the house leading through wrought iron gates to a large walled rear garden with large Indian stone paved patio area. Outbuilding with log store, outside w.c. with basin, separate bin store or tool shed. The garden has a large lawn with extremely well-stocked planting borders. To the rear of the garden is a vegetable area and single detached garage with up-and-over door.

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

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HEATING: Gas fired hot water central heating complemented by secondary double glazed sash windows to the front and most windows to the rear in PVC frames.

COUNCIL TAX BAND F.

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

VIEWING: By appointment with our office.



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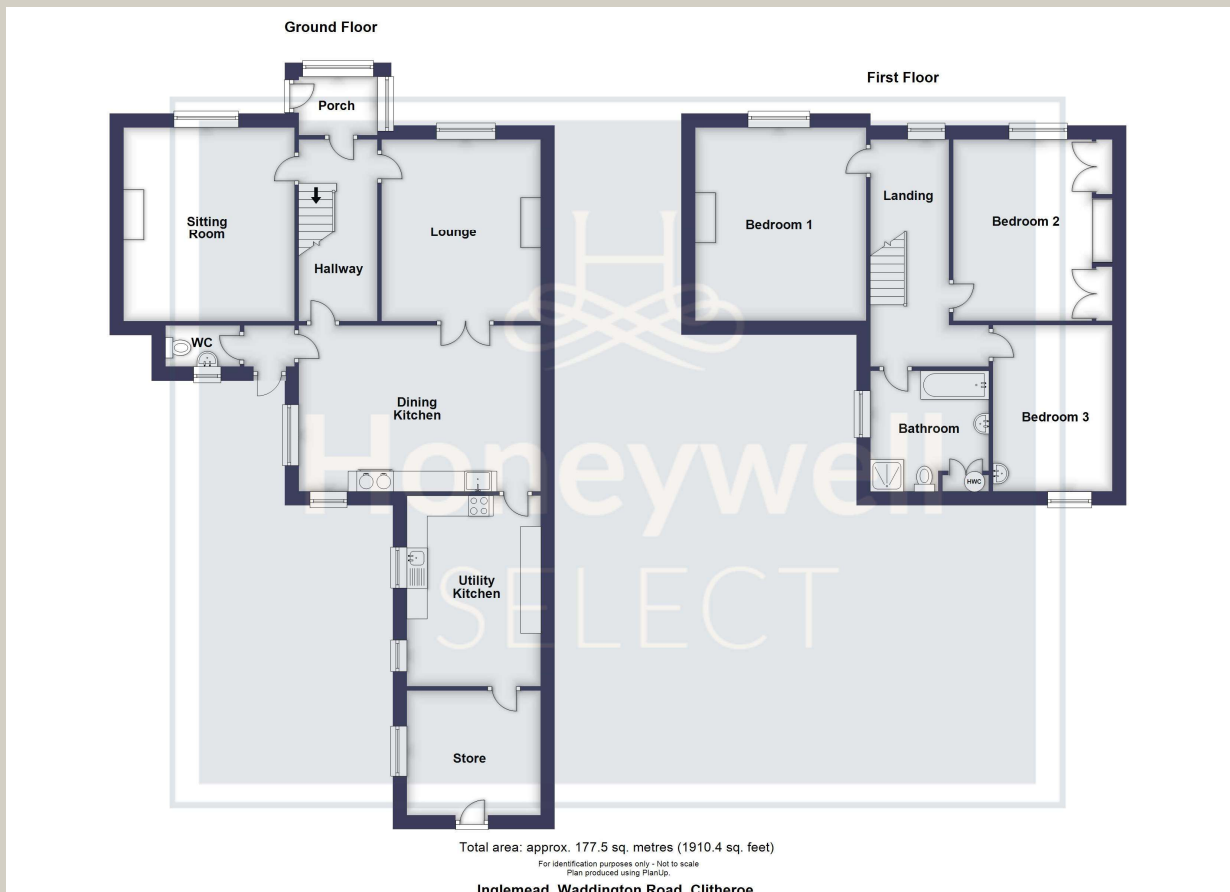
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*Inglemead, Waddington Road, Clitheroe, BB7 2HN
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