

27 WADDOW VIEW  
WADDINGTON  
BB7 3HJ

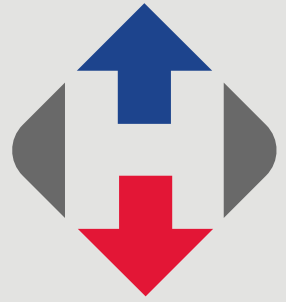
£259,950



- Semi-detached stonebuilt house
- Spacious lounge & dining room
- Sought-after Ribble Valley village
- Gas CH & uPVC double glazing
- 4 bedrooms, 3-pce house bathroom
- Large kitchen
- Front garden & off-road parking
- 107 m2 (1,158 sq ft) approx.

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Situated in the centre of one of the Ribble Valley's most sought-after villages, this substantial stonebuilt property provides impressive, spacious and character living accommodation with two good-sized reception rooms and a large bright kitchen. On the first floor are four good-sized bedrooms and a three-piece bathroom with shower. The property enjoys an enclosed lawned garden to the front as well as an off-road parking space behind a sliding wrought iron gate.



**Waddington is a picturesque village located in the heart of the Ribble Valley countryside, situated a short distance from the market town of Clitheroe and the many amenities.**

**LOCATION:** To reach the property, travel out of Clitheroe along Waddington Road and follow the road over Brungerley Bridge and continue into the village of Waddington. Once entering the village turn first left into Katy Lane. Waddow View is located on the right hand side.

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

**ENTRANCE PORCH:** With solid external door, tiled floor.

**ENTRANCE HALLWAY:** With staircase to the first floor landing.

**LOUNGE:** 3.8m x 3.4m (12'4" x 11'2"); with 'Living Flame' gas fire in feature surround, 2 wall light points, television point, electric meter cupboard.

**DINING ROOM:** 4.6m x 3.9m (15' x 12'8"); with 'Living Flame' gas fire in feature surround, 2 wall light points, television point, understairs cupboard.

**KITCHEN:** 5.6m x 2.6m (18'4" x 8'5"); range of base and wall storage cupboards, industrial style double drainer stainless steel sink unit, electric cooker point, space for fridge freezer, plumbed and drained for automatic washing machine, low voltage lighting, wall-mounted Worcester combination central heating boiler, composite external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 4.5m x 2.9m (14'8" x 9'6"); with fitted corner wardrobes.

**BEDROOM TWO:** 3.5m x 3.2m (11'6" x 10'6"); with built-in storage cupboard.

**BEDROOM THREE:** 3.4m x 1.9m (11'3" x 6'4"); with laminate wood effect flooring.

**BEDROOM FOUR:** 3.1m x 2.4m (10' x 7'10").







**BATHROOM:** With 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with plumbed shower over and vanity curtain and rail, half-tiled walls, heated stainless steel towel rail.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for one car with a wrought iron sliding gate. A majority lawned front garden with flower beds and small shrubs surrounding.

To the rear of the property is a low maintenance yard area with access around the side of the neighbouring property to the front. One timber storage shed.

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

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

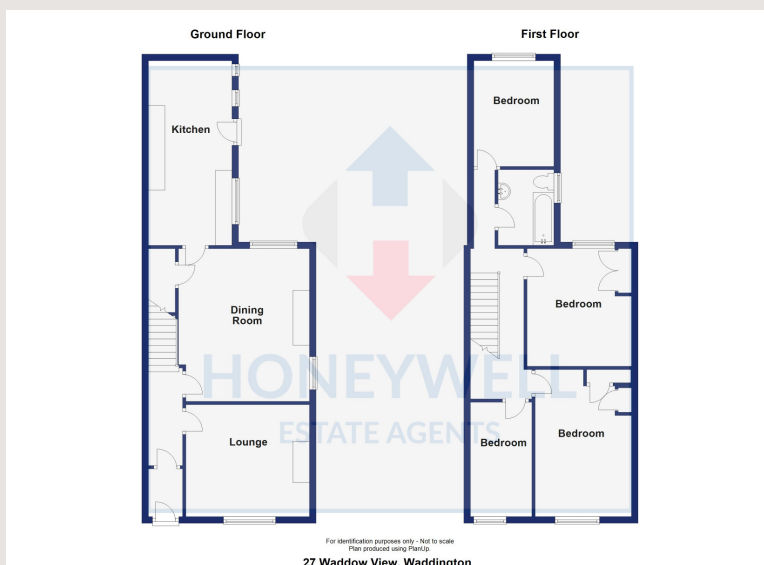
**EPC:** The energy efficiency rating for this property is E.

**COUNCIL TAX BAND D.**

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

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