

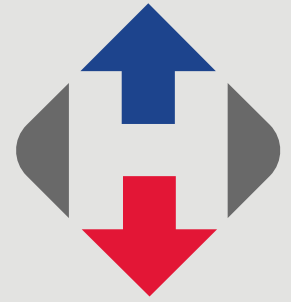
21 WADDINGTON ROAD
CLITHEROE
BB7 2HJ

£155,000



- Stonebuilt 3-storey terraced house
- 2 bedrooms plus attic room
- Recently re-roofed
- 2 separate reception rooms
- Newly installed kitchen with appliances
- Extremely convenient location
- Enclosed paved rear yard
- 95 m2 (1,020 sq ft) approx.

A stonebuilt terraced house which is situated in this extremely convenient location within walking distance of the town centre and train station. The house has been recently updated offering two separate reception rooms and a newly fitted kitchen to the rear with a range of integrated appliances. On the first floor there are two bedrooms and a 3-piece bathroom with shower over the bath. On the second floor there is an attractive attic room with dormer window to the rear with outlooks towards St Mary's Church.



Externally there is a forecourt garden to the front and to the rear is an enclosed paved yard with gated access. Viewing is essential.

LOCATION: From our sales office in Clitheroe travel down Castle Street and turn left at Barclays Bank into King Street. At the roundabout turn right into Railway View Road and turn right at the 90-degree bend into Waddington Road. The property can be found at the far end of the row of houses on the right-hand side.

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

ENTRANCE: Through PVC front door into:

SITTING ROOM: 3.7m x 4.1m (12'3" x 13'6"); with coved cornicing and meter cupboards.

INNER HALLWAY: With staircase off to first floor.

LOUNGE: 4.2m x 3.6m (13'9" x 11'9"); with coved cornicing, understairs storage cupboard and BT telephone point.

KITCHEN: 4.2m x 2.3m (13'11" x 7'6"); a brand new fitted kitchen with a range of cream matt base units and grey matt wall cupboards with complementary wood-effect laminate work surface and splashback. One bowl stainless steel sink unit with mixer tap, integrated electric fan oven, stainless steel 4-ring gas hob with stainless steel splashback and extractor canopy over, integrated fridge and freezer, integrated Bosch dishwasher and integrated washing machine. Tall central heating radiator, breakfast bar, recessed spotlighting and half-glazed PVC front door to rear yard.

FIRST FLOOR:

LANDING: With doorway leading to staircase off to second floor.

BEDROOM ONE: 4.2m x 3.8m (13'9" x 12'6"); with walk-in understairs storage cupboard.

BEDROOM TWO: 2.6m x 2.3m (8'8" x 7'5"); with built-in cupboard housing Ideal wall-mounted combination central heating boiler.





BATHROOM: 3-piece white suite comprising a low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, panelled bath with chrome mixer tap and fitted thermostatic shower over with glass shower screen, chrome heated ladder style towel rail, extractor fan and recessed spotlighting.

SECOND FLOOR:

BEDROOM THREE: 3.7m narrowing to 2.9m x 3.5m (12'1" narrowing to 9'6" x 11'4"); with PVC dormer window to the rear.

OUTSIDE: There is a forecourt front garden with wrought iron railings and gated access. To the rear is an enclosed paved yard with gated access.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

COUNCIL TAX BAND B.

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

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.





21 Waddington Road, Clitheroe, BB7 2HJ
CD/CJ/220322

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