

34 WADDOW VIEW
WADDINGTON
BB7 3HJ

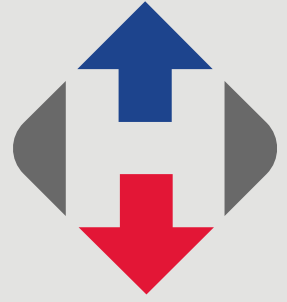
Offers over £240,000



- Large stonebuilt bay-fronted terrace
- 2 reception rooms & 3 bedrooms
- Requires full modernisation
- Driveway, front garden & rear yard
- Extremely popular village location
- Attached workshop to side
- Kitchen, utility & ground floor w.c.
- 117 m2 (1,263 sq ft) approx.

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A good-sized bay-fronted family terrace situated in this extremely popular village of Waddington within walking distance of the village centre and only five minutes' drive from Clitheroe. The spacious house requires full modernisation but offers excellent potential to create a beautiful family home. It may be possible to extend the house either to the side and/or into the loft subject to the relevant planning permission requirements.



On the ground floor there are two spacious reception rooms, kitchen, utility and w.c. On the first floor there is a spacious landing, three bedrooms, bathroom and separate toilet. Attached to the side of the house is a workshop.

There is a driveway and garden to the front of the property. It would be possible to widen the driveway to provide additional parking if required. To the rear there is a private enclosed yard with space to create an attractive patio area. Viewing is essential.

LOCATION: On entering Waddington from the Clitheroe direction along Clitheroe Road, proceed into the village and turn left into Waddow View. The house can be found halfway down on the right-hand side.

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

ENTRANCE: Through hardwood front door with stained glass panel.

ENTRANCE VESTIBULE: With coved corning, original tiled floor and half-glazed door to hallway.

HALLWAY: With staircase off to first floor, coved corning and feature plaster arch.

SITTING ROOM: 3.6m plus the bay x 4.3m (11'11" plus the bay x 14'2"); with bay window to the front elevation with UPVC double glazed window, coved corning, feature plasterwork,

picture rail, stone fireplace housing open fire with stone flagged hearth and wall light points.

LOUNGE: 4.5m x 4.3m (14'9" x 14'1"); with coved corning, stone fireplace housing open fire with flagged hearth and understairs storage cupboard.

KITCHEN: 3.6m x 2.6m (11'10" x 8'5"); with fitted wall and base cupboards, laminate work surface and stainless steel sink unit with mixer tap.

UTILITY ROOM: 2.5m x 2.1m (8'3" x 6'10"); with door to rear yard.

W.C.: With low suite w.c.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, built-in storage cupboard.





BEDROOM ONE: 3.5m x 3.7m (11'4" x 12'2"); with fitted wardrobes with sliding doors.

BEDROOM TWO: 2.8m x 3.4m (9'2" x 11'10").

BEDROOM THREE: 3.6m x 2.5m (11'11" x 8'3").

BATHROOM: 2-piece suite comprising a panelled bath with electric shower over and wash-hand basin with chrome taps and airing cupboard housing hot water cylinder.

SEPARATE W.C.: With low suite w.c. and part-tiled walls.

OUTSIDE: To the front of the property there is a forecourt front garden with a wrought iron gate, paved pathway to front door, front planting areas and driveway providing private parking. Additional parking could also be created by using some of the front garden and widening the driveway.

Attached to the side of the house is a SMALL GARAGE/STORE measuring 5.2m x 2.0m (17'2" x 6'7") with wooden opening doors, power and light and personal door to the rear. Please note this is a small garage not suitable for most cars but ideal for motorbikes or storage.



To the rear there is a good-sized enclosed yard area which offers a potential private seating area and attracts the late afternoon/evening sun.

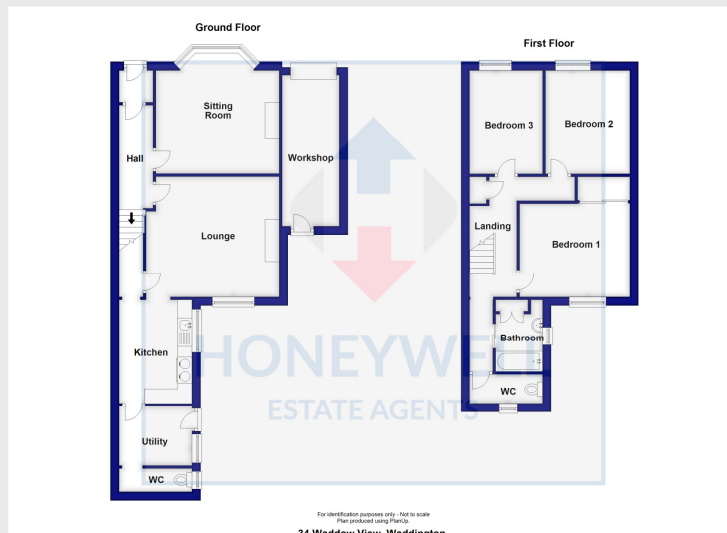
SERVICES: Mains water, electricity and drainage are connected. Gas is not connected to the house but is available in Waddow View. There is UPVC double glazing to most windows.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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