

39 WADDOW GROVE
WADDINGTON
BB7 3JL

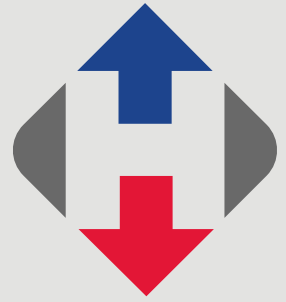
Offers around £345,000



- Detached true bungalow
- L-shaped lounge & dining room
- 3 bedrooms, 3-piece shower room
- Kitchen & lean-to conservatory
- Drive for 4 cars & single garage
- Situated in a desirable village
- Front & rear gardens
- 86m² (921 sq ft) approx.

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A detached true bungalow situated on a cul-de-sac within this extremely popular village. The property has a spacious open-plan lounge and dining room with fireplace, a feature bow window, fitted kitchen with oven and hob, inner hallway leading to three bedrooms and a 3-piece white shower room. The second bedroom has patio doors which open into a PVC lean-to conservatory overlooking the garden. The bungalow was re-roofed in 2011 and benefits from UPVC soffits, fascias and guttering. There is gas central heating and PVC double glazing.



Externally the property has a garden to the front and a side driveway with parking for up to four cars which leads to a detached single garage. The rear garden has a lawn, patio, greenhouse and is west-facing attracting the evening sun. Waddington is a very popular village with three pubs, a church, post office and primary school. Clitheroe is only a short drive away. Viewing is essential.

LOCATION: On entering Waddington from the Clitheroe direction proceed along Clitheroe Road and turn first right into Waddow Grove. Follow the road around the left hand bend and the property can be found on the left.

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

ENTRANCE PORCH: With PVC front door, storage cupboard and doorway leading to open-plan L-shaped lounge and dining area.

OPEN-PLAN L-SHAPED LOUNGE AND DINING AREA:

Lounge: 6.1m x 3.0m (19'11" x 9'10"); with feature bow window to front elevation and second window overlooking the front garden, television point, feature gas fire with attractive surround, coved cornicing and open to dining area.

Dining Area: 3.5m x 3.3m (11'5" x 10'8"); with coved cornicing.

KITCHEN: 3.5m x 2.6m (11'5" x 8'8"); with a fitted range of laminate wall and base units with complementary laminate work surfaces and tiled splashback. Stainless steel sink single drainer sink unit with mixer tap, integrated Siemens double electric oven, 4-ring ceramic hob with extractor over, plumbing for a washing machine, space for a fridge-freezer and doorway to side porch.

SIDE PORCH: With PVC window and door leading to driveway.

INNER HALLWAY: With storage cupboard housing wall-mounted combination central heating boiler and loft hatch with drop-down ladder leading to boarded loft.

BEDROOM ONE: 4.3m x 3.3m (14'0" x 10'11"); with BT telephone point.

BEDROOM TWO: 3.3m x 3.2m (10'10" x 10'7"); with built-in wardrobes with storage cupboards over and patio doors leading to conservatory.





CONSERVATORY: 3.5m x 2.1m (11'6" x 6'11"); white PVC lean-to construction with outlooks across the rear garden.

BEDROOM THREE: 2.7m x 2.3m (9'0" x 7'8").

SHOWER ROOM: 3-piece suite comprising a low suite w.c. with concealed cistern, vanity wash-hand basin with chrome mixer tap and storage cupboards under, fitted shower enclosure with thermostatic shower and part-tiled walls.

OUTSIDE: The property has an attractive front garden which is mainly laid to lawn with planting borders. There is a side garden area which is gravelled for easy maintenance with paved pathway and timber storage shed. To the opposite side of the property is a driveway providing parking for up to 4 cars leading to a SINGLE GARAGE measuring 5.5m x 2.7m (17'11 x 8'11") with up-and-over door, power and light.

The rear garden is laid to lawn with paved pathways, patio area, planting borders, boundary fence and hedging. Attached to the rear of the garage is a greenhouse.



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 D.

TENURE: Freehold.

VIEWING: By appointment with our office.

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