

30 WADDOW GROVE
WADDINGTON
BB7 3JL

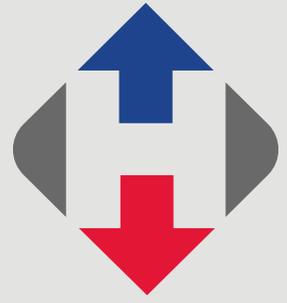
£365,000



- Extended detached chalet bungalow
- 3 double bedrooms
- 2 spacious reception rooms
- Kitchen & UPVC conservatory
- Good-sized plot, driveway, garage
- Much sought after Ribble Valley village
- Gas CH & UPVC double glazing
- 106m² (1,143 sq ft) approx.

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A spacious detached chalet bungalow situated on a road of similar detached and semi-detached homes at the centre of one of the most sought-after villages in the Ribble Valley. The property is well maintained but also offers potential to modernise and extend (subject to the usual permissions) to provide a superb family home.



Accommodation comprises an L-shaped entrance hallway, spacious living room, dining room, conservatory, fitted kitchen, ground floor bedroom and shower room. There are two first floor bedrooms, both with fitted wardrobes, and a cloakroom. The property benefits from a tarmac driveway and detached garage along with garden areas to the front and rear.

LOCATION: Leave Clitheroe on Waddington Road and pass under the railway bridge. Follow the road out of Clitheroe, past Brungerley Park on the right hand side and over the River Ribble. Continue down the road into the village of Waddington and turn right just before the village hall onto Waddow Grove. Follow the road around and to the left. Waddow Grove is on the left hand side.

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

ENTRANCE HALLWAY (L-Shaped): With a composite external door and meter cupboards.

LOUNGE: 4.5m x 3.7m (14'8" x 12'2"); with UPVC bay window, laminate wood-effect flooring, television point and telephone point.

DINING ROOM: 4.6m x 3.7m max/3.2m min (15'0" x 12'2" max/10'5" min); with laminate wood-effect flooring, staircase to the first floor landing and sliding doors through to UPVC conservatory.

UPVC CONSERVATORY: 3.4m x 2.9m (11'3" x 9'8"); with Vinyl flooring and UPVC patio doors to the rear garden.

KITCHEN: 3.5m x 2.1m (11'5" x 6'10"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, built-in electric oven, 4-ring gas hob with extractor hood over, space for a fridge-freezer, plumbed and drained for an automatic washing machine, tiled flooring, part-tiled walls, central heating boiler and UPVC external door to the rear of the property.

BEDROOM THREE: 3.1m x 2.8m (10'2" x 9'3").

SHOWER ROOM: With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with electric shower, heated towel rail, fully tiled walls and tiled floor.





FIRST FLOOR:

LANDING:

CLOAKROOM: With a 2-piece suite comprising a low level w.c. and vanity wash-hand basin.

BEDROOM ONE: 4.4m x 3.2m (14'7" x 10'6"); with fitted wardrobes to one wall incorporating a vanity wash-hand basin.

BEDROOM TWO: 3.5m x 3.3m (11'5" x 10'8"); with fitted wardrobes to one wall and attic access point.

OUTSIDE: To the front of the property is a low maintenance garden area with slate chip flowerbeds and shrubs.

A tarmac driveway provides off-road parking for approximately 3 cars and leads to a DETACHED GARAGE with power, light and up-and-over door.

To the rear of the property is a low maintenance paved garden with flowerbeds and shrubs surrounding.



HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC throughout.

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

COUNCIL TAX BAND E.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

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