

9 WADDOW GREEN
CLITHEROE
BB7 2NL

£139,950

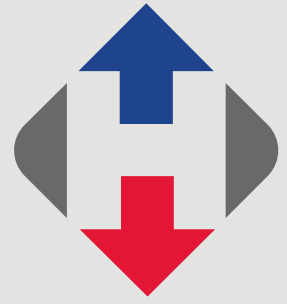


- Bright spacious ground floor apartment
- 2 double bedrooms, shower room
- Living room with bay window
- Fitted kitchen
- Attractive views to rear
- Quiet sought after location
- Gas CH & UPVC double glazing
- 67 m2 (723 sq ft) approx.

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Situated on a small green of similar apartments, this spacious ground floor property enjoys use of spacious lawned gardens to the front and rear with the rear garden adjoining open countryside and enjoying superb views.

Accommodation comprises an entrance hallway, living room with bay window, fitted kitchen, two good-sized double bedrooms and a 3-piece shower room with electric shower.



LOCATION: From our sales office drive down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road along turn right just after the Spar supermarket onto St Pauls Street. Continue down this road and turn first right onto Queen Street and then left at the end before turning right onto Waddow Green. Follow the road down and right and number 9 is on the left hand side.

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

ENTRANCE HALLWAY: With a UPVC external door and built-in storage cupboard.

LIVING ROOM: 4.4m x 4.2m max/3.6m min (14'4" x 13'10 max/11'9" min"); with feature bay window, 'Living Flame' gas fire in a feature surround and television point.

FITTED KITCHEN: 2.9m x 2.9m (9'5" x 9'5"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces, built-in electric oven, 4-ring gas hob with a stainless steel

extractor over, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, wall-mounted Worcester combination central heating boiler, part-tiled walls and UPVC external door to the rear of the property.

BEDROOM ONE: 4.0m x 3.6m (13'0" x 11'11").

BEDROOM TWO: 3.9m x 2.9m (12'9" x 9'7").

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





OUTSIDE: The property enjoys the use of front and rear gardens which are owned by the Waddow Green Estate (Ribble Valley Borough Council). To the front is an enclosed garden area with shrubs surrounding overlooking the nearby green. To the rear is an excellent-sized majority lawned rear garden with flagged patio area and two brick built outhouses, a timber storage shed and greenhouse. The garden to the rear is sizeable and adjoins open countryside with superb views over the surrounding area.

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

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

SERVICE CHARGE: We have been advised that the service charge for the property is approx. £29 per month which covers the upkeep of communal areas, ground maintenance, buildings insurance.

ADDITIONAL INFORMATION: The property enjoys the use of the front and rear gardens which are owned by the Waddow Green Estate (Ribble Valley Borough Council). The property owner is

responsible for the upkeep of the gardens and for 50% of any repair costs.

COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

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*9 Waddow Green, Clitheroe, BB7 2NL
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