

12 WADDINGTON ROAD
CLITHEROE
BB7 2HJ

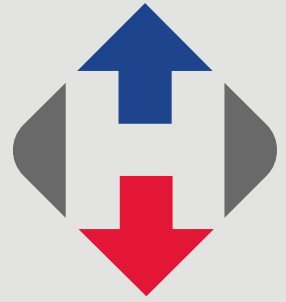
£274,000



- Stunning spacious bay fronted terrace
- Renovated to an exceptional standard
- Open-plan living kitchen
- Large converted attic room
- 2 bedrooms, 4-piece bathroom
- Elevated position, close to town centre
- Gas CH & UPVC double glazing
- 124m² (1,331 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

A stunning, fully renovated bay fronted terrace, situated a stone's throw from Clitheroe town centre. The property offers everything from newly installed electrics and central heating system to a stunning newly fitted kitchen and a quality 4-piece bathroom suite, the property has been fully modernised from top to tail. Accommodation comprises an entrance hallway, lounge and dining room open to a stunning fully fitted kitchen with patio doors to the rear. On the first floor is a spacious master bedroom, second bedroom with built-in wardrobes and a luxury 4-piece bathroom with a mixer and rainfall shower. A staircase leads to the second floor and a large fully converted attic room with Velux windows.



Externally the property is to the same high standards with an Indian stone yard to the rear and a raised low maintenance Indian stone garden to the front.

LOCATION: From our sales office travel down Castle Street, straight onto York Street and at the roundabout turn left. Follow the road to the next roundabout and proceed straight on to Waddington Road. Number 12 is found on the right hand side just after Radecllyffe Street.

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

ENTRANCE HALLWAY: With composite external doors, feature ceiling arch, low voltage lighting and staircase to the first floor landing.

LOUNGE: 3.6m x 4.1m (11'9" x 13'6"); with feature bay window, television point and telephone point.

DINING ROOM: 3.7m x 4.4m (12'2" x 14'3"); with a multi-fuel burner in a feature surround, television point, low voltage lighting, laminate wood-effect flooring, UPVC patio doors to the rear of the property, understairs storage cupboard and open to:

KITCHEN: 2.7m x 6.4m (8'9" x 21'1"); with a newly fitted range of base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, built-in combination microwave, built-in fridge-freezer, 4-ring induction hob with extractor hood over, plumbed and drained for an automatic washing machine and dishwasher, one-and-a-half bowl sink unit, vaulted ceiling, low voltage lighting, Velux windows and UPVC patio doors to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor, understairs storage cupboard and low voltage lighting.

BEDROOM ONE: 4.8m x 4.1m (15'8" x 13'6"); with low voltage lighting.

BEDROOM TWO: 2.6m x 2.3m (8'6" x 7'8"); with built-in wardrobes to one wall.





BATHROOM: With a 4-piece white suite comprising low level w.c., vanity wash-hand basin, shower enclosure with mixer and rainfall shower and a panelled bath. Half-tiled walls, tiled floor, underfloor heating, low voltage lighting and extractor fan.

SECOND FLOOR:

ATTIC FLOOR: 4.3m x 5.1m (14'2" x 16'10"); with three double glazed Velux windows, low voltage lighting.

OUTSIDE: To the front of the property is a low maintenance elevated garden with Indian stone flagged patio area, slate borders and shrubs.

To the rear of the property is a low maintenance enclosed Indian stone flagged rear yard.

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

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

TENURE: Freehold.



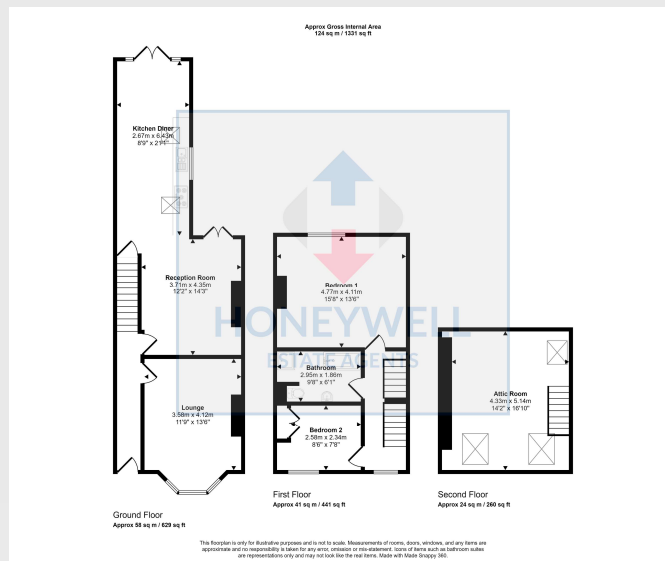
COUNCIL TAX BAND C.

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

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.





12 Waddington Road, Clitheroe, BB7 2HJ
MJ/CJ/300623

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