

DUGDALE COTTAGE
82 THE SQUARE
WADDINGTON
BB7 3HZ



£280,000

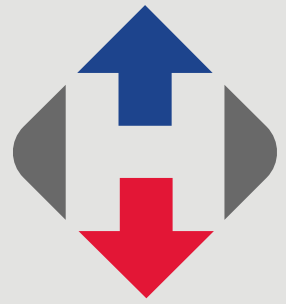


- Stonebuilt character cottage
- Private parking for 2 cars
- Double garage
- 2 bedrooms, 3-piece bathroom
- Lounge & dining kitchen
- Sought-after village location
- Gas central heating & double glazing
- 71m² (767 sq ft) approx.

A beautiful stonebuilt cottage situated in this extremely popular village with the unusual benefit of two private parking spaces and a double garage.

The property offers character accommodation with an entrance porch leading to the lounge with feature fireplace, at the rear there is a spacious dining kitchen with integrated appliances. Upstairs there are two bedrooms, a large master bedroom to the front and at the rear there is a second bedroom and 3-piece bathroom with shower over the bath.

Outside there is a cobbled courtyard to the front and deck patio at the rear. Steps lead to two private parking spaces and a detached double garage which offer a fantastic advantage to the property.



LOCATION: From the Clitheroe direction continue through the centre of the village passing The Waddington Arms on the right and the cottage can be found on the left-hand side opposite the Higher Buck.

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

VESTIBULE: With tiled floor and stained glass half-glazed door leading to:

LOUNGE: 4.3m x 3.7m (14'0" x 12'2"); with feature fireplace housing 'Living Flame' coal effect gas fire with cast iron and tiled inset, tiled hearth and wooden surround, storage cupboard with shelving set into the alcove.

DINING KITCHEN: 4.3m x 3.0m (14'0" x 9'10"); with a fitted range of wall and base units with complementary laminate work surface and tiled splashback, integrated Hotpoint electric fan oven, 4-ring ceramic hob with extractor over, integrated fridge and freezer, plumbing for a washing machine, space for dining table and chairs, exterior door to rear and staircase off to first floor.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.9m (13'11" x 12'8").

BEDROOM TWO: 2.3m x 2.8m (7'5" x 9'2"); with feature pitched ceiling with exposed beam and walk-in storage cupboard housing wall-mounted Worcester combination central heating boiler.

HOUSE BATHROOM: Housing modern 3-piece white suite comprising low suite w.c, pedestal wash handbasin, panelled bath with mixer taps and thermostatic shower over with glass shower screen, part-tiled walls, shaver point and chrome heated ladder style towel rail.





OUTSIDE: To the front of the property is a cobbled courtyard and to the rear is a decked patio area. Situated to the rear of the cottage are two allocated parking spaces and a **DOUBLE GARAGE** measuring 5.8m x 5.2m opening to 6.3m (18'11" x 17'1" opening to 20'10") with double up-and-over door and personal door to side.

HEATING: Gas fired hot water central heating system complemented by double glazing.

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

TENURE: Freehold.

COUNCIL TAX BAND C.

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

VIEWING: By appointment with our office.

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Dugdale Cottage, 82 The Square, Waddington, BB7 3HZ
CD/CJ/170724

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1 Castlegate, Clitheroe. BB7 1AZ
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The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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