

66 WEST BRADFORD ROAD
WADDINGTON
BB7 3JD

Offers over £350,000



- Spacious stonebuilt cottage
- 3 bedrooms
- Driveway & double garage
- 2 reception rooms & study
- Patio garden to the rear
- Large dining kitchen with pantry
- Character features
- 119m² (1,281 sq ft) approx. plus garage

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A spacious stonebuilt character cottage which has the fantastic benefits of a side driveway and detached double garage. The house offers attractive accommodation with character features which include exposed stone walls, feature fireplaces and exposed beams.

The ground floor has a lounge with log burner, study, dining room and spacious dining kitchen with walk-in pantry. Upstairs there are three bedrooms and a 4-piece bathroom with separate shower. At the rear is a private south-facing patio garden with raised borders.

Waddington is an extremely popular village with three great pubs, a church, bowling club and primary school. The village is only a short drive from Clitheroe. Viewing is essential.

LOCATION: Entering Waddington from the Clitheroe direction proceed through the centre of the village and turn right just in front of the Higher Buck into West Bradford Road. Number 66 is on the right-hand side before the field.

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

ENTRANCE: Half-glazed front door leading to:

HALLWAY: With staircase off to first floor with wall light points.

LOUNGE: 3.4m x 3.9m (11'1" x 12'11"); with feature exposed beams, wall light points, fireplace housing cast iron log burning stove sat on stone flagged hearth with wooden mantel and television point.

STUDY: 2.5m x 3.3m (8'1" x 10'11"); with windows to side and rear elevation, built-in book shelving and feature exposed stone wall.

DINING ROOM: 2.6m x 4.0m (8'8" x 13'0"); with feature exposed beams, decorative stone fireplace, dark wood effect laminate herringbone

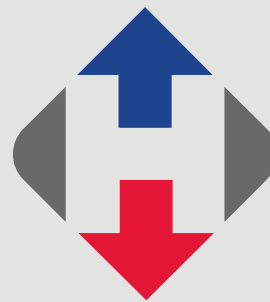
style flooring, built-in shelving in alcove and wall light points.

DINING KITCHEN: 6.4m x 2.5m (21'0" x 8'2"); with a fitted range of wall and base units with solid hardwood work surface, one-and-a-half bowl stainless steel sink unit with mixer tap, electric Hotpoint cooker, plumbing for a washing machine, space and plumbing for slimline dishwasher, breakfast bar and space for dining table and chairs, feature exposed beams and glazed doors opening onto rear garden.

WALK-IN PANTRY: With quarry tiled floor, fitted shelving, stone slab, electric, light and power.

FIRST FLOOR:

SPLIT-LEVEL LANDING: With loft access, exposed beam and wall light points.





BEDROOM ONE: 3.3m x 3.9m (10'11" x 12'11"); with window to front and side elevation, feature pitched ceiling with exposed beams, wall light points, varnished floorboards and views across open fields.

BEDROOM TWO: 2.7m x 3.9m (8'10" x 12'8"); with feature pitched ceiling with exposed beams, wall light points and varnished floorboards.

BEDROOM THREE: 2.8m x 2.8m (9'2" x 9'2"); with fitted wardrobe with hanging rail and good-sized eaves storage cupboard.

BATHROOM: 4-piece white suite comprising low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with chrome taps, shower enclosure with fitted thermostatic shower with tiled walls, feature exposed beam and airing cupboard housing hot water cylinder and shelving for towels and linen.

OUTSIDE: There is a tarmac side driveway providing private parking leading to a DETACHED DOUBLE GARAGE measuring 4.5m x 5.3m (14'10" x 17'3") with up-and-over door, power, light and personal door to side. To the rear there is an enclosed patio garden which is paved for



easy maintenance with raised planting borders and outside lighting.

HEATING: Electric heating with a mixture of night storage heaters and electric panel heaters complemented by sealed unit double glazing.

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

COUNCIL TAX BAND D.

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

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.



