

87 REGENT STREET  
WADDINGTON  
BB7 3JA

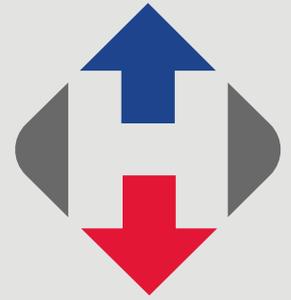
Offers over £165,000



- Character stonebuilt cottage
- Prime village location
- Attractive garden to rear
- Lounge with exposed beams
- 1 bedroom, 3-piece bathroom
- Requires updating
- Gas central heating
- 58 m2 (627 sq ft) approx.

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**A stonebuilt character cottage situated on the quaint cobbled Regent Street which is in the heart of the extremely popular village of Waddington. The cottage offers character including sash windows and exposed beams, and benefits from a lovely garden to the rear. The house does not now require modernisation but offers fantastic potential for a first home or holiday cottage.**



**There is a spacious lounge to the front with kitchen at the rear. Upstairs there is a good-sized double bedroom and 3-piece bathroom. At the rear there is a lovely cottage garden with stone boundary walls and planting area. Viewing is recommended.**

**LOCATION:** On entering Waddington from the Clitheroe direction proceed straight on through the centre of the village passing the Waddington Arms on the right. As you approach the Higher Buck in front of you, Regent Street is the cobbled Street on the left-hand side.

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

**ENTRANCE:** Through half-glazed front door into:

**LOUNGE:** 3.9m x 4.2m (12'10" x 13'8"); with feature exposed beams, sash window to front elevation, stone fireplace with flagged hearth, television point, meter cupboard, wall light points and glazed door to:

**KITCHEN:** 5.6m x 2.0m (18'6" x 6'6"); with a fitted range of white wall and base units with white laminate work surface and tiled splashback, one bowl stainless steel sink unit, gas cooker, wall-mounted Worcester central heating boiler, staircase off to first floor and half-glazed PVC door to rear garden.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM:** 3.9m x 4.2m (12'10" x 13'8"); a double bedroom with fitted wardrobes and drawers, double sash window to front elevation and loft access.

**BATHROOM:** 3-piece suite comprising a low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with chrome taps and Redring electric shower over, built-in storage cupboard with shelving.

**OUTSIDE:** To the rear of the property is an attractive enclosed garden with stone steps up to Yorkstone paved pathway and central planting area with mature hedge and trees and leading to a second planting area, stone boundary wall and stone storage shed.





**HEATING:** Gas fired hot water central heating system.

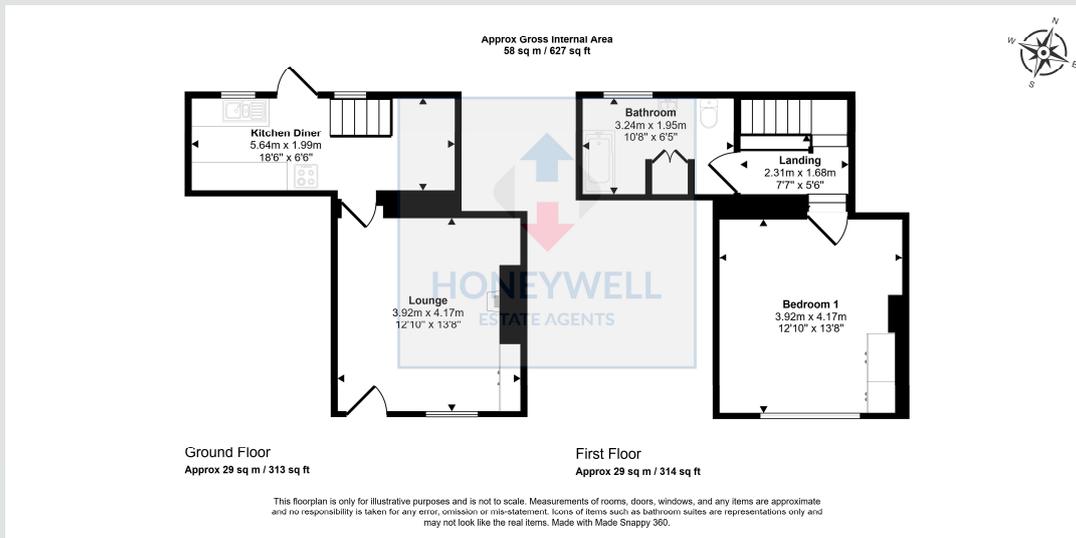
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**VIEWING:** By appointment with our office.

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87 Regent Street, Waddington, BB7 3JA  
CD/CJ/120925

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