



41 Waddow View,  
Waddington

Chain Free £240,000

An excellent stone terrace home in this highly sought after village. Deceptively spacious it comprises vestibule, open plan living/dining room, breakfast kitchen, two double bedrooms and bathroom. Early viewing is recommended. (861 sq ft/80 sq m approx/EPC: D).

CHAIN FREE.



## 41 Waddow View, Waddington

### Services

Mains supplies of gas, water, electricity and drainage. Gas central heating to panelled radiators from a Vokera combination boiler. RVBC Band C. The tenure is Freehold.

### Additional Features

The property underwent a substantial programme of upgrading in 2012 that included re-roofing with increased insulation and PVCu double glazed windows.

### Accommodation

This excellent bay windowed garden fronted stone terrace home enjoys a highly popular location in one of the Ribble Valley's most sought after villages. Within walking distance of some fine country pubs/eating establishments and the more comprehensive shopping facilities of Clitheroe a mile away, you can begin to see the attraction. A lovely home which offers appealing and spacious accommodation. This is evident when you observe the open plan arrangement of the combined living/dining rooms, connected by an open arch and an electric fire. The breakfast kitchen features an attractive range of fitted base and wall units with brushed stainless steel handles, laminate counters and Travertine style tiled splashbacks. An electric oven with ceramic hob and extractor over with stainless steel sink unit and mixer tap and spaces for fridge, freezer and washing machine.

The master bedroom benefits from fitted wardrobes, cupboards and dressing table, whilst the second bedroom can also take a double bed. The stylish bathroom consists of a bath with mixer tap shower, pedestal wash handbasin with monobloc mixer tap a dual flush wc. The walls are tiled for ease of cleaning and there is a shaver socket.

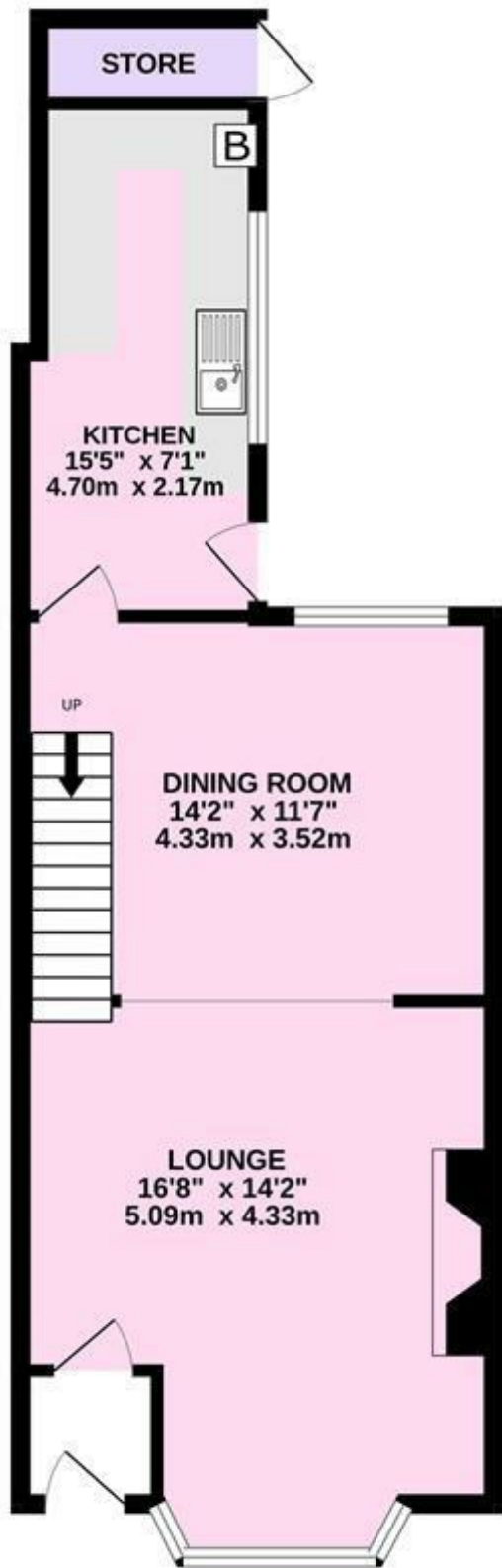
### Outside

To the rear there is a stone walled yard with a bin store.

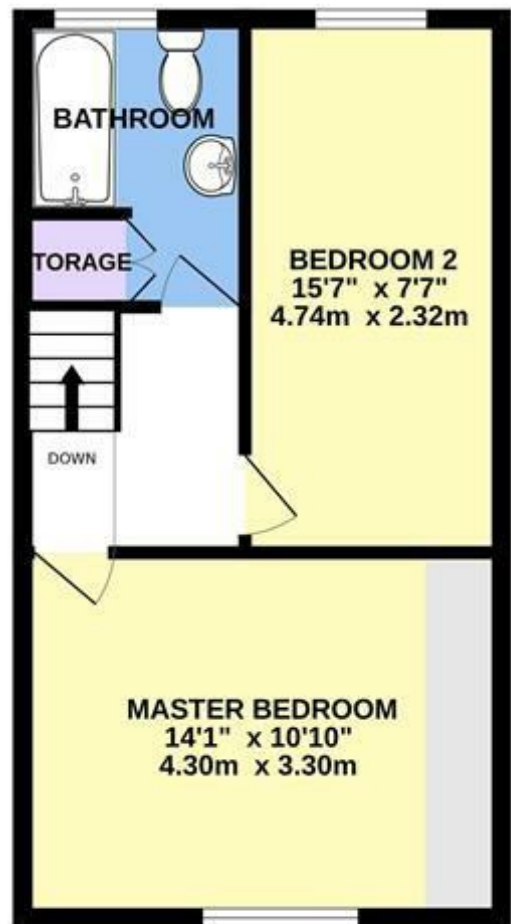
CHAIN FREE.

### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



GROUND FLOOR



1ST FLOOR

FLOOR PLAN: 41 WADDOW VIEW, WADDINGTON BB7 3HJ

TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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