



13 Queensway,
Waddington

Chain Free £325,000

A mid-century semi-detached house extended in the 1990s to the side and rear. Now requiring general modernisation, it is offered for sale with vacant possession and significant development potential. The rear garden enjoys a sunny south westerly orientation and you can see both Kemple End and Pendle Hill. Overlooking the Green at the front and the allotment gardens to the rear, it further comprises: ground floor – hall, lounge with a multi-fuel stove, dining room, extended kitchen, utility room with wc. First floor – four generous bedrooms, three-piece bathroom. The rear garden can be accessed from a leafy lane. (1,223 sq ft/113.6 sq m approx/EPC: E).

A great opportunity in a very desirable village.



13 Queensway, Waddington

Directions

Leave Clitheroe along Waddington Road. Upon entering the village of Waddington, at the crossroads turn left into Waddow View (Katy Lane). Turn next left and you'll enter Queensway. The property is in the far right-hand section.

Services

Mains supplies of gas, electricity, water and drainage. Dated gas central heating from a Glow-worm back boiler behind the gas fire in the dining room. There is also a Parkway solid fuel stove in the lounge and a gas Aga. Council tax payable to RVBC Band C. Freehold tenure.

Additional Features

The property has PVCu double glazed windows and rear door.

Accommodation

Pleasantly situated at the head of a leafy cul-de-sac with a Green in the middle. The front door opens to a hall with an oak railed staircase rising to the first floor. The front facing lounge is a nice cosy room with a Parkray multi-fuel stove nestled into a smooth stone fireplace. Overlooking the rear garden is the dining room and facing south it is lovely and light. The two-storey side extension has allowed the kitchen to be significantly extended and taking pride of place within the oak fronted fitted units is a gas fired Aga. Next to it is a Stoves four-burner gas hob beneath an extractor filter. The tiled floor continues into the rear hall and utility which has plumbing for a washing machine, a low suite wc and a handbasin.

On the first floor landing there is a loft access hatch with a retractable ladder. There are four bedrooms consisting of three doubles and a single. The front facing master looks over the Green and has a Maxol Montanna balanced flue gas wall heater. Bedroom 2 is rear facing with a small built-in cupboard and hanging rail (no radiator). Bedroom 3 has dual aspect windows and bedroom 4 is a generous single. The views from the rear facing windows of bedrooms 2 and 3 are sublime, over the allotment gardens and lush green farmland towards Kemple End in the distance. The bathroom is three-piece and comprises a glass screen cubicle with shower board and a thermostatic shower, wash handbasin and a low suite wc. In the airing cupboard is a hot water cylinder with an electric immersion heater.

Outside

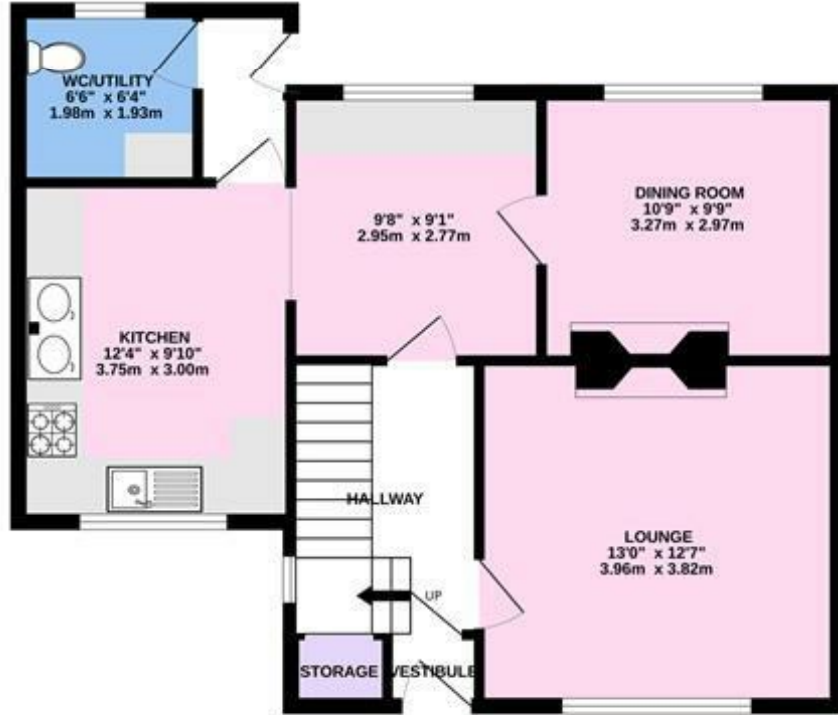
Due to its head of cul-de-sac corner plot, the garden is wider than typically found. The rear garden can be accessed from the lane and facing south west it basks in the light and warmth of a summer's sun. You'll also enjoy some stunning sunsets too. From the garden you can see Kemple End and part of Pendle Hill.

Early viewing is recommended.

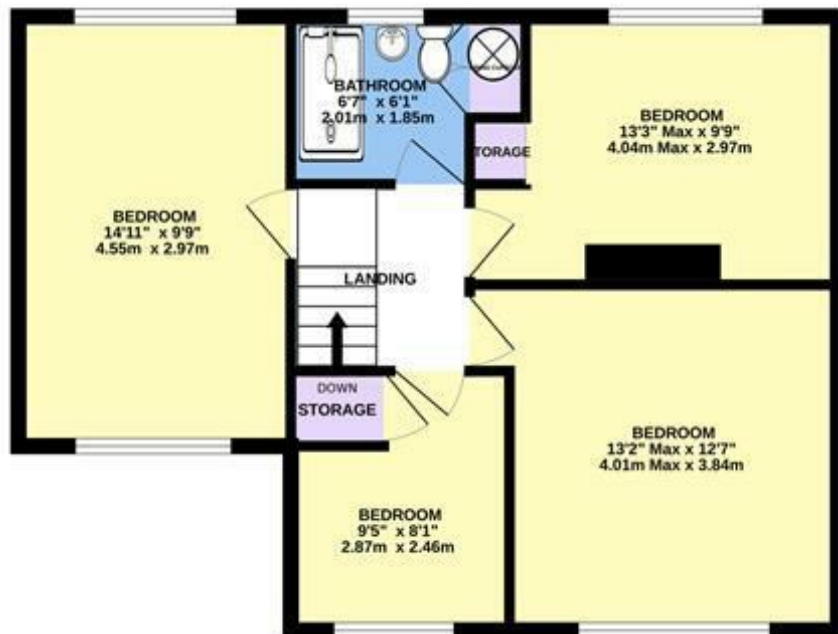
Viewing

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

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



13 QUEENSWAY, WADDINGTON, BB7 3HL

TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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.

Made with Metropix ©2024



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.