

# curtis law

## ESTATE AGENTS



### Church Close, Waddington

\*\*\* WELL POSITIONED TWO BEDROOM DETACHED BUNGALOW IN WADDINGTON \*\*\*

A beautiful two bedroom detached bungalow set within a private cul-de-sac in an ever so desirable area. Well presented and brimming with neutral decor, this property offers two bedrooms, a large open plan kitchen and dining area, lounge with access to two additional rooms housed in the attic and three piece bathroom suite. Along with a driveway, single garage and picturesque rear garden, this property would make the perfect downsize for someone looking to escape into the tranquil countryside!

This property is situated within the idyllic rural village of Waddington and benefits from having local amenities on the doorstep such as a social club, pubs and a cafe. The market town of Clitheroe is a short drive away and offers an extensive range of amenities such as shops, supermarkets, cafes, restaurants and so much more! The property is also within the catchment area for majority of Ribble Valley junior and secondary schools. There are an abundance of phenomenal walking trails offering exquisite views of the surrounding countryside. For commuters, there are bus routes to Clitheroe, Nelson and beyond.

Get in contact with our sales team to arrange a viewing on this fantastic property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Detached Dormer Bungalow
- Highly Desirable Location
- Attic With Two Additional Rooms
- Open Plan Kitchen & Diner
- Private Rear Garden With Workshop
- Council Tax Band D
- Two Bedrooms
- Driveway & Single Garage
- Freehold

**Offers over £400,000**



# Church Close, Waddington

## Ground Floor

### Entrance Porch

6'6" x 4'5" (2.00m x 1.35m)

UPVC partially glazed door to entrance porch, uPVC double glazed windows, two ceiling light fittings, central heating radiator, alcove with shelves and low level double doors to storage, door to lounge, carpeted flooring.

### Lounge

16'10" x 12'8" (5.14m x 3.88m)

UPVC double glazed window, ceiling light fitting, wall light fitting, two central heating radiators, coving to ceiling, fireplace point with decorative wood effect fireplace and wood mantel, television point, door to kitchen/diner, stairs to attic, carpeted flooring.

### Kitchen/ Diner

12'2" x 12'1" by 10'4" x 9'1" (3.73m x 3.69m by 3.17m x 2.77m)

UPVC double glazed window, uPVC double glazed Patio doors to rear garden, a range of wood effect laminate wall and base units with laminate worktops, part tiled splash backs, inset stainless steel sink and drainer, integrated four ring gas hob with stainless steel extractor hood, built in electric oven in eye level unit, under counter space for fridge freezer, plumbing for washing machine, space for dining set, two ceiling light fittings, two central heating radiators, smoke alarm, loft access via hatch, doors to two bedrooms, bi-folding door to bathroom suite, part vinyl and carpeted flooring.

### Bedroom One

12'3" x 10'0" (3.74m x 3.06m)

UPVC double glazed window, two wall light fittings, central heating radiator, built in wardrobes, carpeted flooring.

### Bedroom Two

10'0" x 9'10" (3.07m x 3.02m)

UPVC double glazed window, two wall light fittings, central heating radiator, built in wardrobes, carpeted flooring.

### Bathroom

5'11" x 5'1" (1.81m x 1.56m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level close coupled WC, full pedestal wash basin, panel bath with 'Redring' electric feed shower, full tiled elevations, ceiling light fitting, chrome central heating towel rail, tiled effect vinyl flooring.

### Attic

### Landing

Ceiling light fitting, doors to two rooms, carpeted flooring.



### Room One

13'6" x 10'1" (4.12m x 3.09m)

Ceiling light fitting, central heating radiator, television point, two doors to eaves storage, further door to storage (hot water tank housed), carpeted flooring.

### Room Two

12'4" x 9'6" (3.77m x 2.91m)

UPVC double glazed window, ceiling light fitting, central heating radiator, two doors to eaves storage, carpeted flooring.

### External

#### Front

Driveway, pebble chippings with mature shrub, pathway to front door, access to single attached garage via up and over door, side access to rear garden.

#### Rear

Large garden with flagged patio, bedding area with mature shrubbery, steps leading down to further seating area with pebble chippings and mature shrubbery, path leading down to workshop (houses water and electrics, water tap, fuse box), two outdoor taps to rear and side, wood fence surround.

### Garage

Single, attached garage with up and over door, boiler is housed in garage (serviced annually).

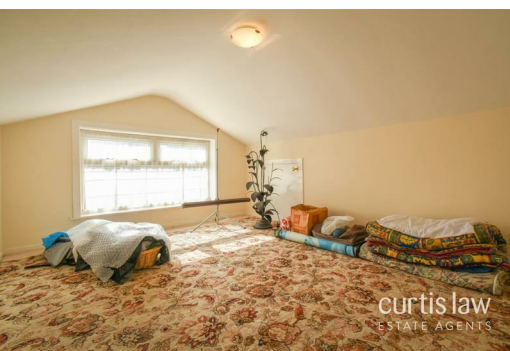
### Agents Notes

Freehold

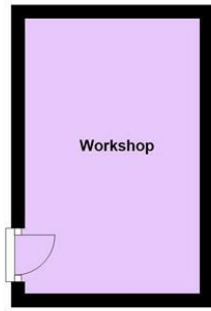
Council Tax Band D- Ribble Valley

Water Meter

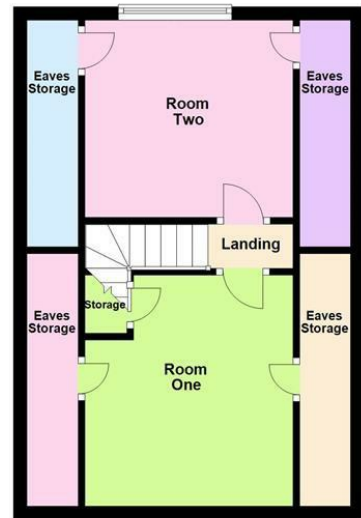
Fibre Broadband





Ground Floor



Attic



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>48</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		
England & Wales		