



Hilton &
Horsfall

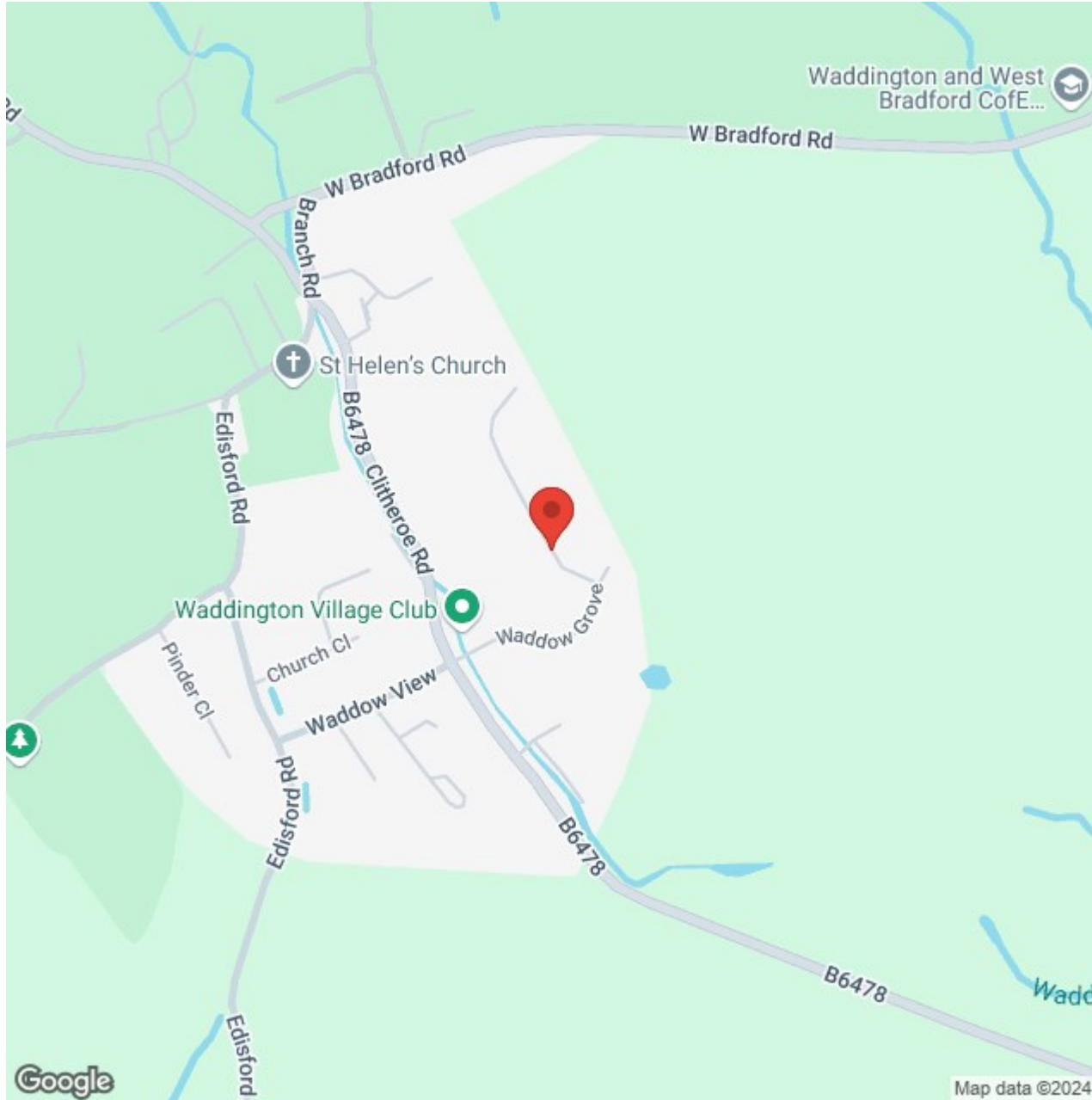
BB7 3JL

Waddow Grove, Waddington, Clitheroe Offers In The Region Of £374,950

- Large Plot • Development / Extension Potential • Detached Bungalow • Three Bedrooms • Desirable Location • No Chain

A generous sized plot situated in the highly sought after village of Waddington, conveniently located for accessing neighbouring towns such as Clitheroe and Whalley. This property offers great potential throughout and briefly comprises of: an entrance porch, large L-shaped living room, fitted kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find a lawned area with mature shrubs and flowerbeds and a tarmac driveway leading up to the detached single garage providing off road parking.. To the rear elevation is a large south west facing garden with a laid lawn, matures shrubs, trees and flowerbeds, patio area with space for garden furniture and outside lighting. Perfect for use during the Spring / Summer months. Early viewing is highly advised.







BB7 3JL

Lancashire

A generous sized plot situated in the highly sought after village of Waddington, conveniently located for accessing neighbouring towns such as Clitheroe and Whalley. This property offers great potential throughout and briefly comprises of: an entrance porch, large L-shaped living room, fitted kitchen, three well proportioned bedrooms and a contemporary three piece bathroom suite. Externally to the front elevation you will find a lawned area with mature shrubs and flowerbeds and a tarmac driveway leading up to the detached single garage providing off road parking.. To the rear elevation is a large south west facing garden with a laid lawn, matures shrubs, trees and flowerbeds, patio area with space for garden furniture and outside lighting. Perfect for use during the Spring / Summer months. Early viewing is highly advised.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE PORCH

LIVING ROOM 21'6" x 10'9" (6.57m x 3.29m)

A family sized living room with ceiling coving, space for settees, television point, 2x central heating radiators, door to entrance porch, and a wood frame bay fronted window.

KITCHEN 11'2" x 8'6" (3.42m x 2.60m)

Offering a range of fitted wall and base units with contrasting worktops, Hotpoint oven / grill, Blomberg 4 ring induction hob with extractor fan above, tiled splash back, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, plumbing for a washing machine, wood frame window and uPVC door to the side elevation.

BEDROOM ONE 13'11" x 8'10" (4.26m x 2.71m)

A bedroom of double proportions with ceiling coving,

fitted mirrored wardrobes, 1x central heating radiator and uPVC window to the rear elevation.

BEDROOM TWO 10'5" x 10'11" (3.18m x 3.33m)

Another bedroom of double proportions having ceiling coving, space for a wardrobe and drawers, 1x central heating radiator, 1x electric radiator and uPVC sliding patio doors to the rear elevation.

BEDROOM THREE 8'11" x 7'10" (2.72m x 2.40m)

A bedroom of single proportions with space for drawers, 1x central heating radiator, Ideal logic combi boiler and wood frame window to the side elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with chrome mixer tap and electric shower over, pedestal sink with chrome mixer tap, low level w.c, 1x central heating radiator and a frosted wood frame window to the side elevation.

EXTERNALLY

Externally to the front elevation you will find a lawned area with mature shrubs and flowerbeds and a tarmac driveway leading up to the detached single garage providing off road parking.. To the rear elevation is a large south west facing garden with a laid lawn, matures shrubs, trees and flowerbeds, patio area with space for garden furniture and outside lighting. Perfect for use during the Spring / Summer months.

GARAGE

360 DEGREE VIRTUAL TOUR

<https://bit.ly/wadow-grove>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors.

Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk.



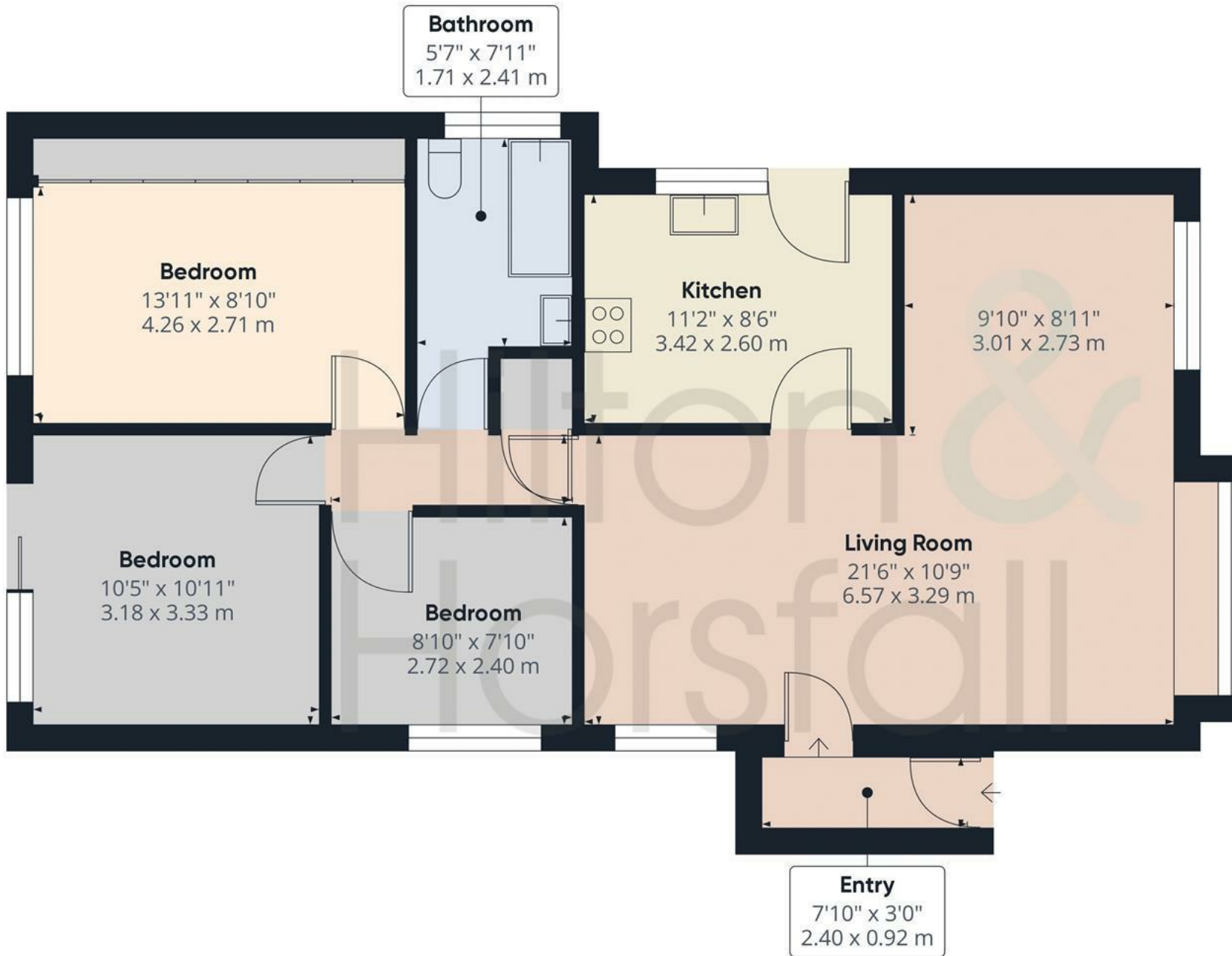
Hilton &
Horsfall

BB7 3JL

OUTSIDE

Externally to the front elevation you will find a lawned area with mature shrubs and flowerbeds and a tarmac driveway leading up to the detached single garage providing off road parking.. To the rear elevation is a large south west facing garden with a laid lawn, matures shrubs, trees and flowerbeds, patio area with space for garden furniture and outside lighting. Perfect for use during the Spring / Summer months.





Approximate total area⁽¹⁾

863.27 ft²
80.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)