

52 WEST VIEW
WADDINGTON
BB7 3HW

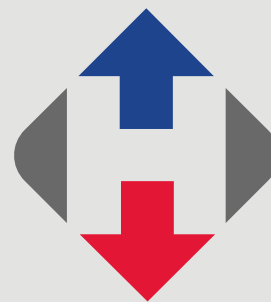
£435,000



- Stonebuilt period semi-detached house
- 3 bedrooms plus attic room
- Large garden with lawn & patio
- 3 reception rooms, modern kitchen
- Stunning 4-piece bathroom plus en-suite
- Outlooks across Coronation Gardens
- Detached summerhouse, office or gym
- 139 m2 (1,497 sq ft) approx.

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A stunning stonebuilt semi-detached house situated right in the heart of this extremely popular village with outlooks across the Coronation Gardens and the open field beyond. The house has been recently improved with internal insulation on the exterior walls, recently installed kitchen and stunning 4-piece bathroom. The property has been extended at the rear to provide flexible accommodation with a sitting room and en-suite bedroom which is ideal for annex accommodation or as part of the main house.



There is an entrance hall, dining room at the front with open fire, lounge with French doors and a kitchen which was installed in 2024. Beyond the kitchen is a sitting room or dining room with French doors plus an en-suite double bedroom with outlooks across the garden. Upstairs there are two bedrooms and a stunning 4-piece heritage style bathroom with free standing bath and separate shower. The landing has a window on the gable wall and a return staircase leads to a useful attic room.

Outside at the rear is a large rear garden with lawn and Indian stone paved patio. There is a detached timber outbuilding which could be used as a summer house, office space or gym plus there is another large storage shed.

LOCATION: On entering Waddington from the Clitheroe direction proceed into the centre of the village and the house is on the right opposite the Coronation Gardens.

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

ENTRANCE VESTIBULE: With half-glazed front door, coved cornicing, panelled walls to dado height, feature original tiled floor and half-glazed door to:

HALLWAY: With picture rail, panelled walls to dado height and staircase off to first floor.

DINING ROOM: 3.4m x 3.6m (11'0" x 11'8"); with attractive outlooks across the Coronation Gardens, wall light points, feature fireplace with open fire with cast iron and tiled interior, slate hearth and wooden surround.

LOUNGE: 4.1m x 3.9m (13'5" x 12'11"); with a 'Living Flame' coal effect gas fire (not currently

connected) with marble hearth and inset and attractive surround, understairs area, television point and glazed PVC French doors opening to rear garden.

KITCHEN: 2.1m x 5.7m (6'10" x 18'10"); recently installed in 2024, a cream shaker style kitchen with wall and base units, hardwood work surface with tiled splashback, 2 bowl ceramic sink unit with mixer tap, stainless steel electric fan oven, 5-ring stainless steel gas hob with stainless steel extractor canopy over, integrated dishwasher, plumbing for a washing machine, space for a tumble dryer and fridge freezer, full height larder cupboard, breakfast bar and wall-mounted combination central heating boiler (installed in December 2023) concealed inside wall cupboard.

SITTING ROOM OR DINING ROOM: 4.2m x 3.7m (13'11" x 12'3"); with PVC French doors.

BEDROOM THREE: 2.8m x 3.2m (9'2" x 10'8"); with 2 windows and attractive outlooks across the rear garden.





EN-SUITE BATHROOM: 3-piece suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and Triton electric shower over, recessed spotlighting, part-tiled walls and tongue and groove walls to dado height.

FIRST FLOOR:

LANDING: With window on the gable wall and return staircase off to attic room.

BEDROOM ONE: 4.6m x 3.6m (14'11" x 11'8"); with a feature wood panelled wall and attractive views across the Coronation Gardens and Waddington Brook.

BEDROOM TWO: 2.4m x 3.1m (7'11" x 10'1"); with recessed spotlighting and outlooks across the rear garden.

BATHROOM: Recently installed in 2024, 4-piece heritage style suite with low suite w.c., vanity wash-hand basin with marble top with tiled splashback, chrome mixer tap and storage cupboards under, corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead and a feature freestanding rolltop bath with chrome shower tap fitment, heritage style radiator with chrome towel rail, panelled walls to dado height, recessed spotlighting and extractor.



SECOND FLOOR:

ATTIC ROOM: 3.9m x 3.8m (12'8" x 12'5"); with window on the gable wall, Velux window to the rear and eaves storage.

OUTSIDE: To the front there is a forecourt garden. There is gated access and a pathway along the side of the house leading to a large rear garden with a paved Indian stone patio area next to the house with cold water tap and steps up to a large lawn with planting borders and Indian stone paved pathway leading to a second patio at the far end of the garden with blossom tree.

There is a DETACHED TIMBER OUTBUILDING measuring 3.9m x 3.0m (12'9" x 9'10") which makes an ideal summerhouse, office or gym. The building has power, light and glazed French doors. There is also a TIMBER STORAGE SHED.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

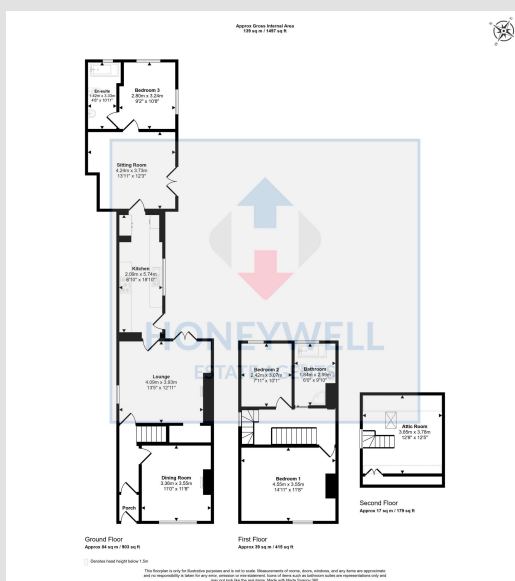
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

EPC: The energy efficiency rating for this property is E.

TENURE: Freehold.





52 West View, Waddington, BB7 3HW
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