



97B Beech Mount,
Waddington

Chain Free £350,000

A prominent stone fronted Edwardian terrace property in a prime centre of village location overlooking Waddington Brook. Light and deceptively spacious, it comprises ground floor: hall, open plan kitchen diner family room, utility room, lounge with an Esse stove. First floor: three generous double bedrooms and a four-piece bathroom. The patio style rear garden is south facing and basks in the light and warmth of a summer's day. Sold with vacant possession (1,262 sq ft/117.2 sq m approx/EPC: D).

If you're ready to embrace village life, this could well be the property for you.



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Directions

Leave Clitheroe along Waddington Road. Proceed through the village and opposite the Waddington Arms you'll see Beechmount.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Main Eco Compact condensing combination boiler. Council tax payable to RVBC Band D. We are advised by the vendor that the tenure is Freehold.

Additional Features

The property has pitch pine doors on the ground floor with pine panelled doors to the first floor. There are painted timber double glazed windows requiring attention.

Accommodation

The wide front door is approached over two steps and opens to hall from which a railed staircase rises to the first floor. What first greets you is an inviting kitchen diner family room in a free-flowing L-shape configuration. The 10 foot high ceiling accentuates the feeling of space and light shines inwards through a tall casement window. LVT in a light oak hue runs through from the hall and continues into the utility room; there are two column radiators for warmth. The traditionally styled kitchen cabinetry is paired with beech counters and Metro style tiling; with an enamelled sink and a swan neck mixer tap. Beneath a feature over-mantle and extractor filter sits an electric Esse range cooker. The integrated appliances consist of a fridge freezer and a dishwasher. There is also plumbing for a washing machine by the sink. The utility room has floor to ceiling built-in cupboards and space for a condenser dryer. The lounge has dual aspect windows, the front wide and tall with a stone mullion. Instant warmth and ambience is provided by an Esse log effect gas stove.

On the first floor you'll find three generous bedrooms; all doubles with the master being particularly large. Like the lounge its mullioned windows are tall and wide affording a delightful view of the Brook as it passes through the village. The bathroom is four-piece consisting of a bath, low suite wc and pedestal washbasin all by Villeroy & Boch. The cubicle has a Mira thermostatic shower and the walls and floor are tiled. Towels warm on a chromed ladder radiator.

Outside

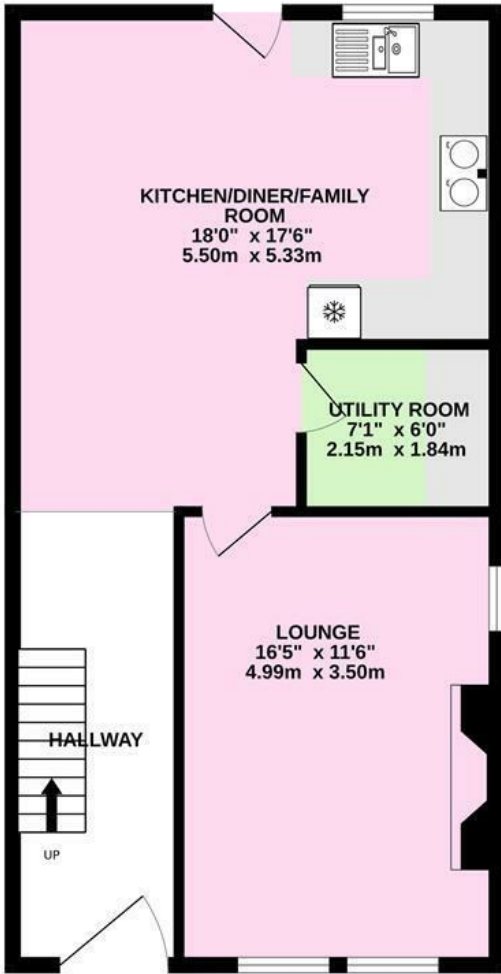
At the front is a York stone flagged forecourt parking area with a neatly clipped box hedge and to the rear a south facing sun-drenched patio style garden. Shared steps give access to the rear lane.

NO UPWARD CHAIN

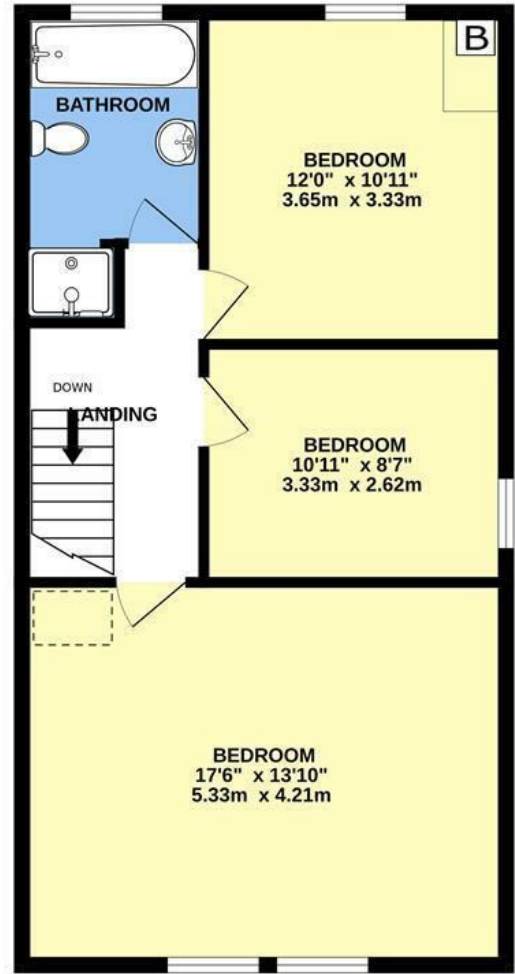
Viewing

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

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.

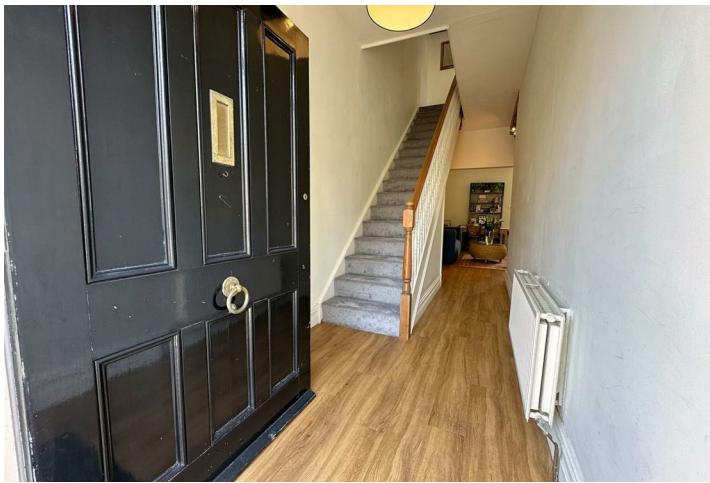


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TOTAL FLOOR AREA : 1262sq.ft. (117.2 sq.m.) approx.

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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