



This charming and well-proportioned garden-fronted terrace is nestled in the heart of the highly desirable Ribble Valley village of Waddington. Having been in the same careful ownership for nearly thirty years, the property offers an exciting opportunity to acquire a character-filled home in one of the area's most sought-after locations. With over 1,053 sq ft of internal accommodation (approx.), the home features two spacious reception rooms, a generous kitchen, two bedrooms, a bathroom, and a useful external outbuilding with potential for further expansion of the kitchen area. In addition, a converted attic room - accessed via a narrow staircase from the landing, offers fantastic potential to create a third double bedroom, home office, or studio space.

Built around 1913 to a classic and well-regarded layout, the property retains much of its original character and charm. Now requiring modernisation throughout, it provides the perfect blank canvas for buyers looking to add value and personalise their home in a picturesque village setting.

The traditional vestibule entrance is accessed via a well-maintained front garden and features an encaustic tiled floor, ornate cornice, and a frosted glass inner door. The front sitting room is a beautifully proportioned space with a wide window and a feature stone fireplace housing an electric fire. To the rear, the living/dining room is complete with period alcove storage units, picture rails, and a gas fire with large stone surround.

The kitchen provides excellent space and is currently fitted with a range of Shaker-style base and eye-level units, tiled floor and walls, electric double oven and four-ring gas hob with extractor, stainless steel sink and drainer, under-counter fridge, plumbing for washing machine, a small area for a breakfast table, and external access to the rear yard.

Upstairs, the home offers two generous double bedrooms and a 3-piece family bathroom. The principal bedroom is to the front and enjoys alcove-fitted wardrobes framing the chimney breast. Bedroom two is a reasonable double room, with both bedrooms having use of the family bathroom. The three-piece bathroom includes a panelled bath with overhead electric shower unit, pedestal wash basin, single-flush WC, and tiled elevations.

Leading off from the landing, a narrow, concealed staircase rises to a converted attic room, offering excellent natural light and versatile space. With appropriate consent and some modernisation, this could easily be developed into a spacious third double bedroom or an additional living area, adding further value and flexibility to the home.

Externally, the rear of the property includes a small yard with tiled paving slabs, access to the rear alley, and a stone-built outbuilding providing excellent storage. There is unrestricted on-street parking to the front of the property.

The picturesque village of Waddington is one of the Ribble Valley's most desirable places to live, boasting three renowned pub restaurants, a social club with bowling green, post office café, and a popular village primary school. It lies within the catchment for Bowland High School and is only a short distance from the market town of Clitheroe with its full range of amenities and transport links.

This is a rare opportunity to purchase a spacious character property with scope for further development in an enviable location. With its generous proportions, attic potential, and village lifestyle appeal, early viewing is strongly recommended.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band C.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





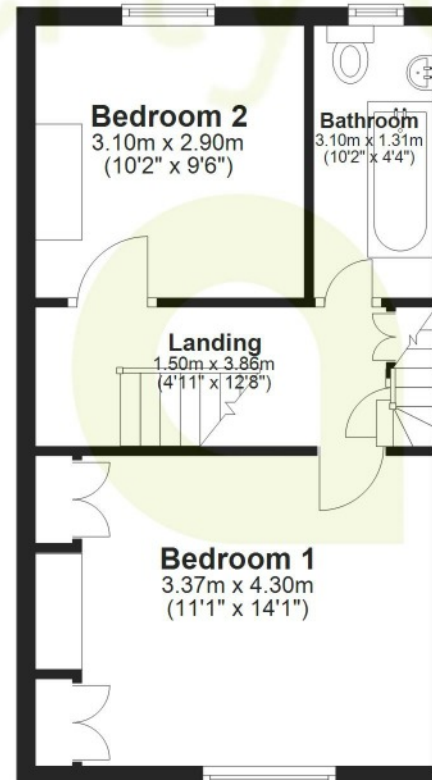
Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



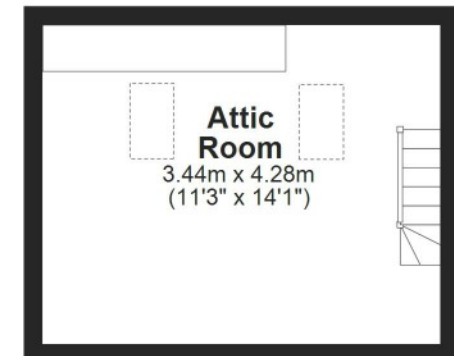
First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Second Floor

Approx. 14.7 sq. metres (158.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)





