



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Waddington Road, Clitheroe, BB7 2JD

£260,000

A STUNNING THREE-BEDROOM NEW-BUILD, SEMI-DETACHED HOME

Situated in a desirable area in the ever-popular market town of Clitheroe, stands this neutrally finished, three-bedroom semi-detached family home. Ideally suited for a growing family, the property offers easy access to local amenities and prestigious schools and also provides good access towards the Forest of Bowland for scenic countryside walks.

The property comprises briefly, to the ground floor; entrance to the hallway with doors leading to downstairs WC and spacious living room. The living room provides access to an open plan dining/kitchen with French doors to the rear garden. To the first floor is a landing with doors leading to three bedrooms and a three-piece family bathroom suite. The main bedroom features an ensuite shower room. Externally the property boasts an enclosed garden and double parking space.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Waddington Road, Clitheroe, BB7 2JD
£260,000



- Semi-Detached Home
- Cloakroom
- Open Plan Kitchen Diner
- French Doors to Garden
- New Build
- Double Parking Space
- Three Bedrooms
- Ensuite To Bedroom One
- Spacious Lounge
- Ideal Family Home

Ground Floor

Hallway

WC

5'3 x 3' (1.60m x 0.91m)

Lounge

16'3 x 11'9 (4.95m x 3.58m)

Kitchen/Diner

15'1 x 10'6 (4.60m x 3.20m)

First Floor

Bedroom One

13'9 x 8'6 (4.19m x 2.59m)

En Suite

8'6 x 4'5 (2.59m x 1.35m)

Bedroom Two

10'2 x 8'6 (3.10m x 2.59m)

Bedroom Three

8'9 x 6'3 (2.67m x 1.91m)

Bathroom

6'3 x 5'7 (1.91m x 1.70m)

External

