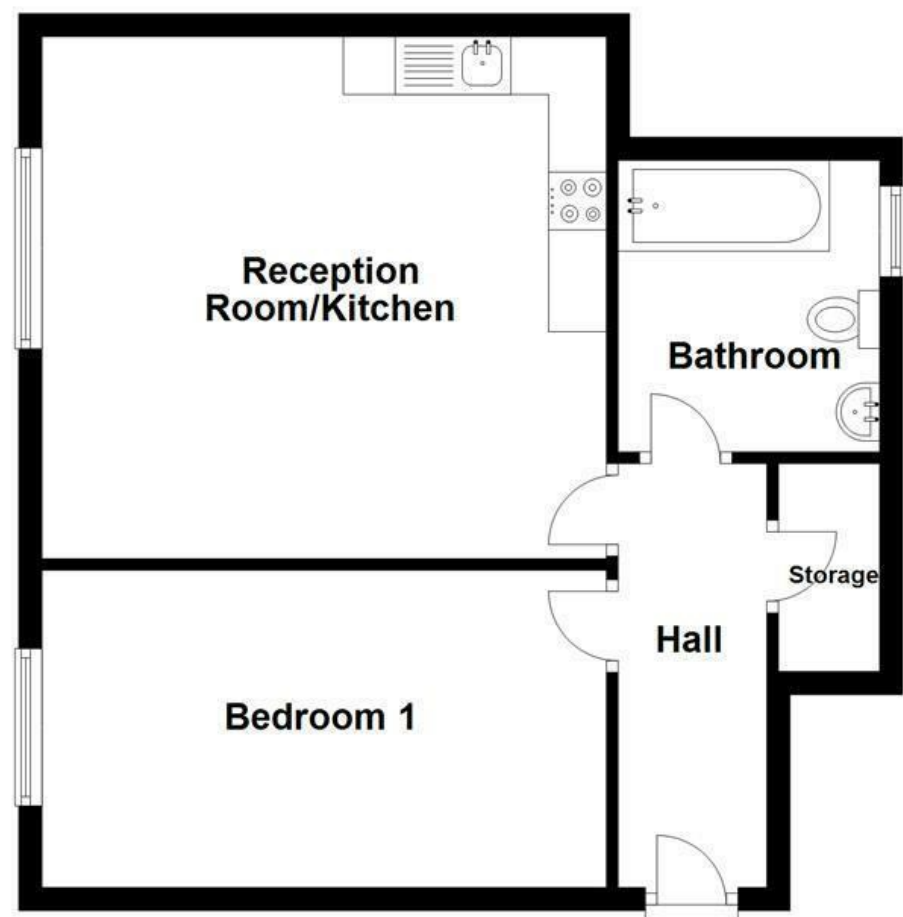


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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.

Cornmill Court, Waddington, BB7 3HB

Offers Over £125,000

A BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT

Keenans are proud to welcome to the market this one bedroom ground floor apartment with parking in the picturesque village of Waddington. Perfect for a first time buyer, couple or someone looking for single storey living. The property is within close proximity to Clitheroe town centre and commuter routes to neighbouring villages, as well as local pubs and country walks.

Internally, the property comprises briefly; entrance through the communal lobby to the ground floor entrance door into the hallway. The hallway leads on to a living/kitchen area, a spacious double bedroom and a three piece bathroom suite. Externally, to the front of the property is a parking space for one vehicle.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Cornmill Court, Waddington, BB7 3HB

Offers Over £125,000



- Immaculate Ground Floor Apartment
- Neutral Decoration
- Parking Space for One Vehicle
- EPC Rating C
- One Bedroom
- Open Plan Living
- Tenure Leasehold
- Three Piece Bathroom
- Ideal First Home
- Council Tax Band A

Entrance Hall

10'1 x 4'3 (3.07m x 1.30m)
Communal lobby leading to front entrance door, central heating radiator, doors leading to bedroom one, reception room, bathroom and storage cupboard.

Bedroom One

16 x 9 (4.88m x 2.74m)
UPVC double glazed window, central heating radiator and television point.

Reception Room/Kitchen

16 x 14'9 (4.88m x 4.50m)
UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated boiler, part tiled and laminate flooring.

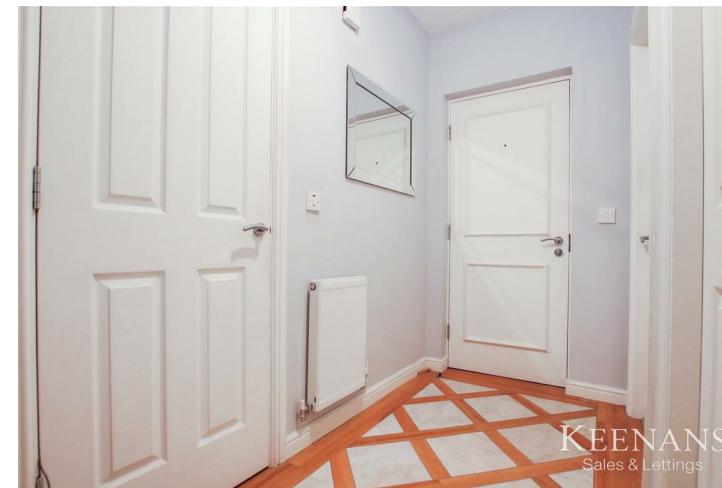
Bathroom

8'3 x 7'5 (2.51m x 2.26m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with electric feed shower, part tiled and laminate flooring.

Exterior

Front

Allocated parking for one vehicle.



Tel: 01200422824

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