



## Waddington Road, West Bradford, BB7 4SX

### Offers Over £300,000

A SUPERB OPPORTUNITY IN A TRANQUIL VILLAGE LOCATION

Nestled in the charming village of West Bradford, Clitheroe, on the sought-after Waddington Road, this link-detached property offers a fantastic opportunity for those in search of a spacious family home with great potential.

Boasting four bedrooms, one of which is conveniently located on the ground floor, this property is currently undergoing renovations, providing a blank canvas for you to unleash your creativity and design your dream home.

The house is set over three floors, offering ample space for a growing family. The versatile layout allows for the downstairs bedroom to be transformed into an additional reception room, catering to your specific needs.

One of the highlights of this property is its idyllic location next to a tranquil babbling brook, providing a peaceful and picturesque setting for you to enjoy. Additionally, the spacious cellar offers practical storage solutions, ensuring that you have plenty of space to keep your belongings organized.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 74        |
| (55-68) <b>D</b>                            | 52      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>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.

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## Offers Over £300,000

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- Charming Link Detached Property
- Undergoing Renovations
- Idyllic Location
- EPC Rating E
- Four Bedrooms
- Spacious Interiors
- Tenure Freehold
- Four Piece Bathroom
- Bursting with Potential
- Council Tax Band E

### Ground Floor

#### Entrance Hall

3'11 x 3'4 (1.19m x 1.02m )  
Composite front door, smoke detector, encaustic tiled flooring, doors to reception room one, kitchen and stairs to first floor.

#### Reception Room One

17'9 x 13'7 (5.41m x 4.14m)  
Two UPVC double glazed windows, central heating radiator, ceiling rose, cast iron log burner with flag hearth and door to bedroom four/reception room two.

#### Bedroom Four/Reception Room Two

10'7 x 9'11 (3.23m x 3.02m)  
UPVC double glazed window and central heating radiator.

#### Kitchen

14'10 x 14'2 (4.52m x 4.32m )  
UPVC double glazed window, central heating radiator, range of wall and base units with solid wood work surfaces, Rangemaster cooker with five ring gas hob and extractor hood, tiled splashback, ceramic Belfast sink with traditional taps, space for American-style fridge freezer, flag flooring, open to downstairs storage, door to utility with door to stairs to lower ground floor.

#### Utility

16'5 x 9'5 (5.00m x 2.87m )  
Door and window to front and open to garden room.

#### Garden Room

9'2 x 6'10 (2.79m x 2.08m)  
UPVC double glazed windows.

### Lower Ground Floor

#### Cellar

14'5 x 13'8 (4.39m x 4.17m)  
Hardwood single glazed window, flag flooring, Baxi boiler, fuse box and meters.

### First Floor

#### Landing

Velux window, central heating radiator, doors to three bedrooms and bathroom.

#### Bedroom One

15'11 x 13'8 (4.85m x 4.17m)  
Three UPVC double glazed windows, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)  
UPVC double glazed frosted window and central heating radiator.

### Bedroom Three

14'5 x 8'7 (4.39m x 2.62m)  
UPVC double glazed window, central heating radiator and over stairs storage.

### Bathroom

10'9 x 5'9 (3.28m x 1.75m)  
Central heating radiator, high base WC, pedestal wash basin with traditional taps, bath with mixer tap and rinse head, direct feed rainfall shower with rinse head, part PVC panel elevations and part tiled elevations.

### External

#### Rear

Brook, seating area and outbuilding.



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