

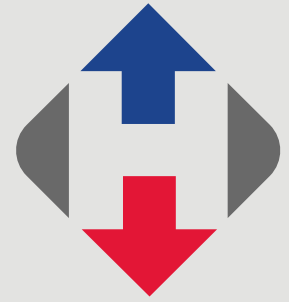
37 WADDINGTON ROAD  
CLITHEROE  
BB7 2HJ

£224,950



- A well presented, garden fronted terrace
- 2 bedrooms, large converted attic room
- 2 spacious reception rooms
- Gas CH & uPVC DG
- Excellent modern fitted kitchen
- Useful utility room
- Situated close to the town centre
- 109 m2 (1,171 sq ft) approx.

**Situated a stone's throw from Clitheroe's town centre and its many amenities, this superb stone built terrace property offers modern and well presented accommodation throughout with 2 large reception rooms, one with a living flame fire and the other with French Doors onto the rear yard. The kitchen is fully fitted with a built-in fridge freezer and a dishwasher and the property benefits from a separate large utility room.**



**On the first floor are 2 bedrooms, the master with a wall of wardrobes and a bathroom with a three piece suite and plumbed shower. Further to this is a large useful converted attic room.**

**LOCATION:** From our sales office travel down Castle Street and go straight through onto York Street. At the roundabout turn left onto Wellgate and then proceed straight over the next roundabout onto Waddington Road. Number 37 is on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** with a composite external door, partially glazed internal door to hallway, laminate wood effect flooring, feature ceiling arch, coving, staircase to the first floor landing.

**DINING ROOM:** 3.3m x 3.6m (10'10" x 11'11"); with window shutters, built-in storage cupboard and shelving, living flame gas fire in a feature surround.

**LOUNGE:** 4.4m x 3.5m (14'4" x 11'7"); with wood effect flooring, understairs storage cupboard, feature fireplace, UPVC French doors to the rear yard.

**KITCHEN:** 2.2m x 3.9m (7'4" x 12'9"); with a range of modern fitted base and matching wall

storage cupboards with complimentary working surfaces and built-in appliances including fridge freezer, dishwasher, combination microwave, electric oven, four-ring hob with extractor hood over, one and a half bowl stainless steel sink unit, wine chiller, low voltage lighting, composite external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** with staircase to the second floor, built-in storage cupboard.

**BEDROOM ONE:** 4.5m x 3.7m (14'7" x 12'1"); with fitted wardrobes to one wall.

**BEDROOM TWO:** 2.4m x 2.6m (7'10" x 8'6"); with built-in storage cupboards.

**HOUSE BATHROOM:** 1.9m x 2.1m (6'3" x 6'9"); with a modern three piece suite in white comprising a vanity wash handbasin, concealed low level W.C, panelled bath with plumbed shower over and vanity screen, heated stainless steel towel rail, majority tiled walls, low voltage lighting, extractor fan, built-in storage cupboards.





## SECOND FLOOR:

**ATTIC ROOM:** 4.2m x 3.9m (13'8" x 12'8"); with double glazed Velux window, built-in storage cupboards and additional under eaves storage, television point, two wall light points.

**OUTSIDE:** To the front of the property is a walled low maintenance garden with wrought-iron fencing and gate. To the rear of the property is an Indian stone flagged enclosed rear yard with an attached utility room with base and wall level storage cupboards, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, power and lighting points, combination central heating boiler, tiled floor and UPVC external door.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

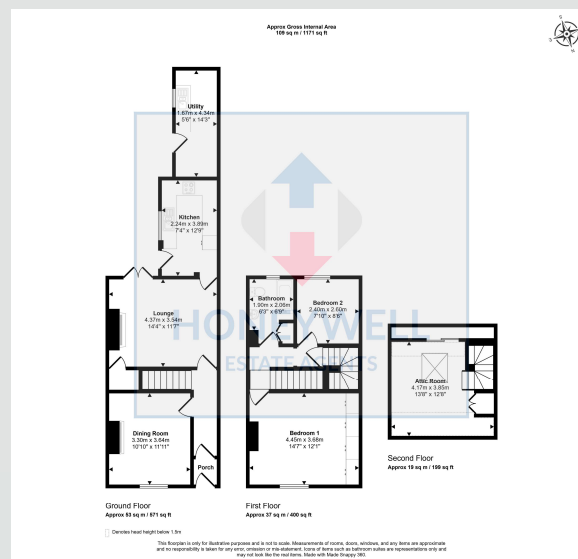
**EPC:** The energy efficient rating for this property is a D.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





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MJ/CE/060526

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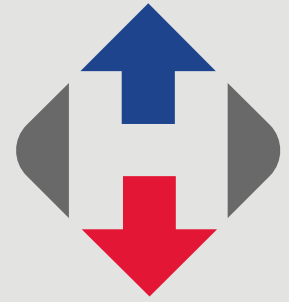
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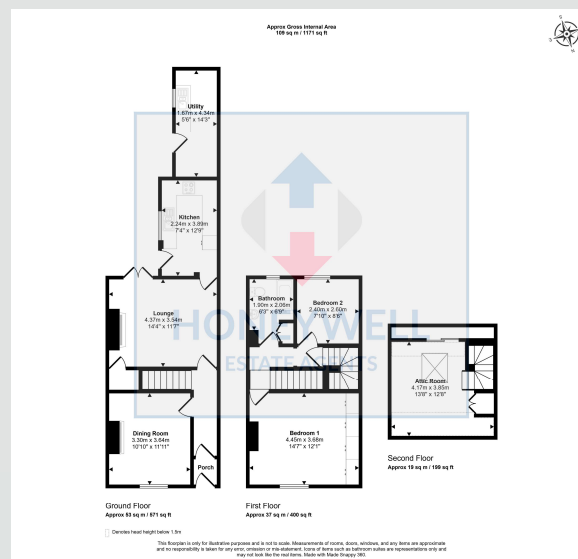
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