

21 QUEENSWAY  
WADDINGTON  
BB7 3HL

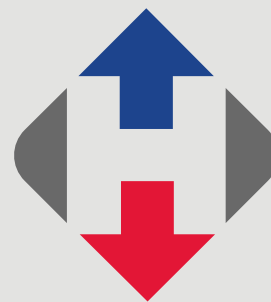
£309,000



- Attractive semi-detached house
- Sought after village location
- Three bedrooms, bathroom
- Open plan dining kitchen
- Lovely west facing garden
- Parking to front and rear
- Gas CH and PVC double glazing
- 87 m2 (934 sq ft) approx.

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**A well presented 3 bedroom semi-detached house situated within the extremely popular village of Waddington. The house is set on a generous plot with ample parking to the front plus gated vehicle access to the rear ideal for trailer or caravan storage.**



**The house has a porch and hallway, lounge with fireplace and an open-plan dining kitchen with Bi-fold doors opening onto the rear garden. Upstairs there are 3 bedrooms and a 3-piece bathroom with shower over the bath. To the side off the kitchen is a covered passageway leading to useful storeroom with utility space and W.C., the rear garden has a lawn, poly tunnel greenhouse and timber storage shed. The property is freehold and offered for sale chain free.**

**LOCATION:** On entering Waddington from The Clitheroe direction, turn first left into Waddow View and then left again into Queensway, the house is then on the right.

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

**ENTRANCE PORCH:** entrance through half glazed PVC front door with tiled floor and tiled walls to dado height.

**HALLWAY:** staircase to first floor landing with spindles and balustrade, window to side elevation, walk in cloaks cupboard housing Worcester central heating boiler.

**LOUNGE:** 4m x 3.8m (13'1" x 12'7"); with outlooks across the front garden, feature decorative fireplace with brick interior, stone flagged hearth and wooden mantle, television point.

**KITCHEN DINER:** 6.3m x 2.9m (20'7" x 9'8"); open plan kitchen diner with a range of modern grey gloss wall and base units with complementary

wood effect laminate work surface, tiled splashback, one and a half bowl single drainer sink unit with mixer tap, integrated Stoves built under double electric oven, Stoves 4 ring gas hob, integrated dishwasher, integrated fridge. Dining area with built in storage and modern bi-fold doors opening to rear garden with integrated blinds, wood effect luxury vinyl tile LVT flooring, half glazed door to side passageway.

**SIDE PASSAGEWAY:** with doors to front and rear providing access to the garden and door to storeroom and wc.

**STORAGE ROOM:** 1.9m x 4.9m (6'2" x 16'1"); has a low suite wc, plumbing for a washing machine, base cupboards and a stainless steel sink unit with hot and cold water.

**FIRST FLOOR:**

**LANDING:** with spindles and balustrade, window to side elevation and loft access with a drop down ladder.





**BEDROOM ONE:** 3m x 3.8m (9'11" x 12'6"); has a wall-to-wall range of fitted wardrobes.

**BEDROOM TWO:** 3.5m x 3m (11'6" x 9'10"); has a fitted wardrobe with sliding mirrored doors.

**BEDROOM THREE:** 2.5m x 2.8m (8'2" x 9'2"); with over stairs storage cupboard.

**BATHROOM:** With a 3-piece suite in white comprising a low level w.c, pedestal handwash basin with chrome mixer tap, panelled bath with chrome mixer tap, Mira thermostatic shower over with folding shower screen, fully tiled walls, airing cupboard housing hot water cylinder and shelving.

**OUTSIDE:** To the front of the property is a gravelled garden for easy maintenance with a raised planting boarder and boundary fence, a large concrete imprint driveway providing parking for 2-3 cars. Access through the side passageway leading to a good-sized rear garden with paved patio area, central lawn, timber storage shed, polytunnel style greenhouse, raised planting area, gated access to the rear access road which provides further parking or vehicle/trailer storage.



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

**SERVICES:** All mains services are connected, water, electricity, gas and drainage.

**TENURE:** Freehold.

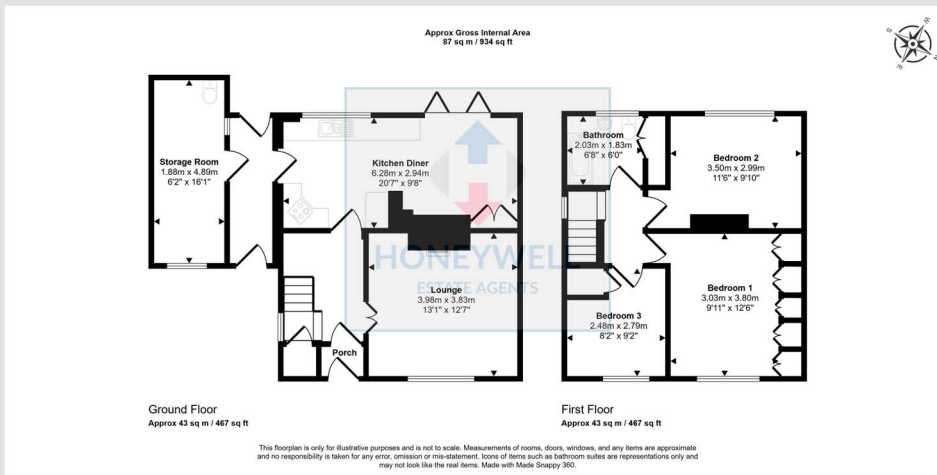
**COUNCIL TAX BAND C**

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

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CD/SW/220526

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