14 SPRING GARDENS
WADDINGTON
BB7 3HH

£950 per month

Inc. garden maintenance

HONEYWELL
LETTINGS



- Attractive stonebuilt cottage
- Dining kitchen with appliances
- Good-sized rear garden
- Sought-after village location
- Lounge with wood flooring
- Two bedrooms
- Modern 3-piece shower room
- Unfurnished. Available immediately.

A beautiful stonebuilt cottage with good-sized rear garden situated within the extremely popular village of Waddington. The cottage has a porch to the front leading to the lounge with staircase off to first floor. The lounge is open to the dining kitchen which has cream shaker style units and glazed French doors opening onto the rear garden. Upstairs there is a spacious landing with small study area, the master bedroom at the front has a walk-in wardrobe and the second bedroom is a small single or dressing room with Velux window and wardrobe. There is also a modern 3-piece shower room with fully tiled walls. Outside there is a forecourt garden to the front and at the rear there is a good- sized rear garden with stone patio, lawn, planting borders and summer house. Waddington is an extremely popular village only a few minutes' drive from Clitheroe centre, the village has 3 great pubs, a primary school, café, church, The Coronation gardens and a bowling green.

LOCATION: On entering Waddington from the Clitheroe direction Spring Gardens is the first row of cottages on the left-hand side.

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

ENTRANCE PORCH:

LOUNGE: 3.9m x 3.3m (13'5" x 12'2"); staircase to first floor, open to:

DINING KITCHEN: 4.8m x 1.8m (16'16" x 6'6"); with a range of attractive fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor canopy over, integrated fridge, dining area with French doors to rear garden.

FIRST FLOOR:

LANDING: Spacious area overlooking rear garden.

BEDROOM ONE: 3.9m x 5.4m (13'10" x 18'11"): with walk-in wardrobe and storage cupboard with shelving.

BEDROOM TWO: 1.8m x 1.5m (6'6" x 5'9").

SHOWER ROOM: Housing three-piece contemporary suite comprising low suite w.c, pedestal washbasin and corner shower enclosure housing thermostatic shower.









OUTSIDE: Garden forecourt with stone boundary wall, gravelled area and paved path. To the rear, there is a stone outhouse with plumbing for washing machine, electric, power and light. Plant room housing electric heating boiler and hot water storage. Good-sized garden with steps leading to paved patio area, lawn with planting borders, shrubs and trees, timber summer house.

DEPOSIT: £1,096.00

RESTRICTIONS: No smokers. Pet requests must be submitted in writing.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX: Band C - £2,154.79 (April 2026)

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit MUST be made by bank transfer or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.













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