



athertons
property & land



Occupying a generous private plot within one of Waddington's most sought-after residential locations, this substantial four-bedroom detached family home presents a rare opportunity to acquire a property with enormous potential. Requiring modernisation throughout, the property offers spacious and versatile accommodation, excellent scope for reconfiguration and extension (subject to the necessary consents), making it an ideal project to create a superb long-term family home.

Positioned on a quiet cul-de-sac where homes rarely become available, high levels of interest are anticipated.

The accommodation begins with a welcoming entrance hall featuring a useful cloaks cupboard and staircase to the first floor. The impressive lounge spans the full width of the property, with large windows allowing natural light to flood the room and a doorway leading through to the conservatory. The conservatory enjoys views over the rear garden and benefits from a tiled floor, polycarbonate roof and French doors opening onto the patio, providing an excellent additional reception space.

The dining room has been opened into the kitchen, creating an ideal family dining area with excellent potential for further reconfiguration, including opening into the lounge to create a contemporary open-plan living space if desired. The kitchen is fitted with a range of cabinetry and offers plumbing for appliances together with a gas connection.

Leading from the kitchen is a practical utility room incorporating a Belfast sink, plumbing for further appliances, built-in storage cupboards, external door and a separate two-piece WC. A sliding door provides internal access to the integral double garage, which benefits from an electric, remote controlled up-and-over door, window, power and lighting.

To the first floor, a spacious landing is enhanced by an impressive floor-to-ceiling window, flooding the space with natural light. The principal bedroom is a generous double enjoying attractive views towards Pendle Hill and benefits from a built-in storage cupboard together with access to an en-suite bathroom. The en-suite comprises a four-piece suite including bath, wash hand basin, WC and bidet, leading through to a separate 3pc shower room with additional storage and serves the remaining bedrooms

There are three further well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes, while the fourth bedroom is currently utilised as a home office but could equally serve as a child's bedroom or guest room.

Externally, the property occupies an enviable plot with a large front garden, expansive lawn and a long driveway providing ample off-road parking whilst leading to the integral double garage. The side garden offers space for a greenhouse and timber shed, while the private rear garden enjoys mature planted borders, lawned areas and hard-standing, providing a wonderful blank canvas for landscaping. The generous plot also offers excellent potential to extend to the side, subject to the necessary planning permissions.

Pinder Close is situated within the picturesque village of Waddington, widely regarded as one of the Ribble Valley's most desirable places to live. The village is renowned for its traditional inns, village green, historic church and strong sense of community, whilst offering beautiful countryside walks on the doorstep. Ideally located, the property is just a 15-minute commute to Stonyhurst College and less than 10 minutes from Clitheroe town centre, providing convenient access to excellent schools, independent shops, restaurants and everyday amenities while enjoying the tranquillity of village life.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band G.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm
01254 828810

Athertons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Athertons nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





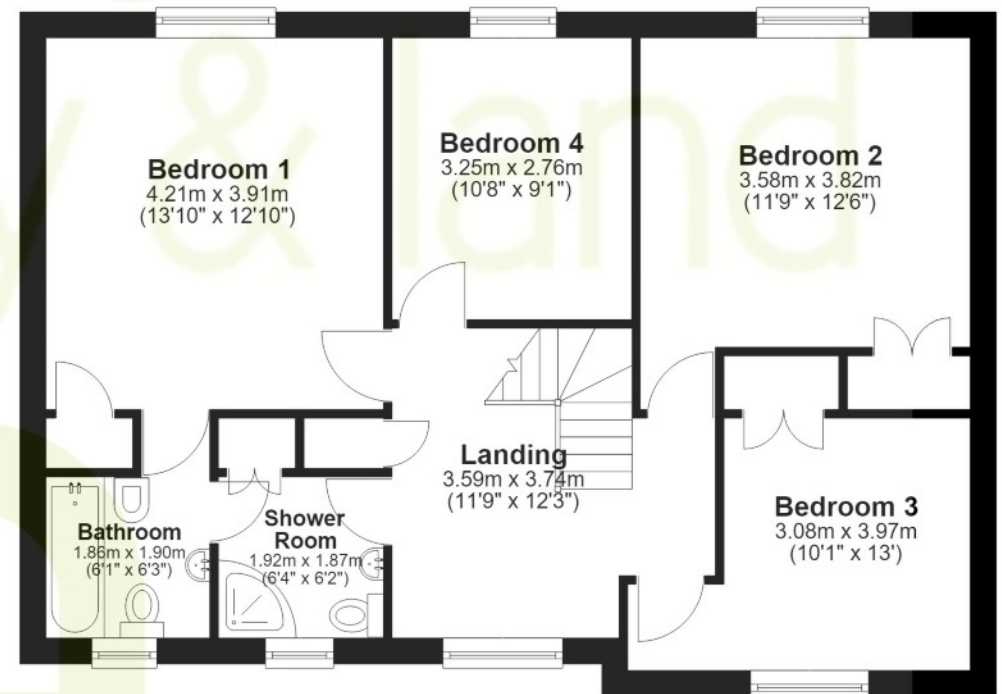
Ground Floor

Main area: approx. 83.1 sq. metres (894.6 sq. feet)
Plus garages, approx. 24.2 sq. metres (260.7 sq. feet)



First Floor

Approx. 75.8 sq. metres (815.7 sq. feet)



Main area: Approx. 158.9 sq. metres (1710.3 sq. feet)

Plus garages, approx. 24.2 sq. metres (260.7 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





