



12 Spring Gardens

Waddington | Clitheroe | BB7 3HH

MSW HEWETSONS

12 Spring Gardens

Guide Price of £149,950

Particulars of sale

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A traditional garden fronted mid-terrace cottage situated on the fringe of this most popular of Ribble Valley villages. The property has the benefit of central heating and some double-glazing but does require some up-grading.

The property is constructed of coursed sandstone with pitched slate roof supported on timber.

Entrance Porch

Glazed timber entrance door, cloaks hanging and glazed inner door leading to:

Sitting Room

Sealed unit double-glazed timber sash window to front elevation, electric fire with timber surround and raised quarry tiled hearth, double panel central heating radiator and beamed ceiling.

Kitchen

Fitted base and wall units and tiled splash backs. Stainless steel sink unit with mixer tap, wall-mounted gas boiler providing central heating and domestic hot water, sealed unit uPVC double-glazed rear door and window.

Understairs Store

Bathroom

Containing three-piece suite comprising panel bath with tiled splash back and electric Red Ring shower over, low-level WC, pedestal wash hand basin, half-tiled walls, single panel central heating radiator, sealed unit uPVC double-glazed window.

First Floor

Open Landing

With sealed unit double-glazed timber window to rear elevation.

Bedroom One

Timber double-glazed window to front elevation and single panel central heating radiator.

Bedroom Two

Sealed unit uPVC double-glazed window to rear elevation and single panel central heating radiator.

External

Garden Forecourt and enclosed rear yard.

Services

Mains electricity, mains water, mains sewerage and mains gas.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax Band 'C'

Payable 2014 / 15 £1,332.33

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	61	62
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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