











## 12 Spring Gardens

Waddington | Clitheroe | BB7 3HH



### 12 Spring Gardens Guide Price of £149,950

# Particulars of sale

#### Waddington | Clitheroe | BB73HH

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 doubleglazed 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, halftiled walls, single panel central hearting radiator, sealed unit uPVC doubleglazed 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.

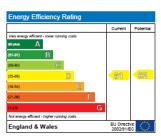
#### Services

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 Please Note: MSW Hewetsons, their clients and any joint agents give notice that; 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 client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



#### 01200 42 41 42 www.mswhewetsons.co.uk