



7 Spring Gardens

Waddington | Clitheroe | BB7 3HH

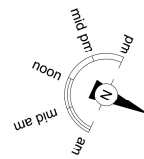
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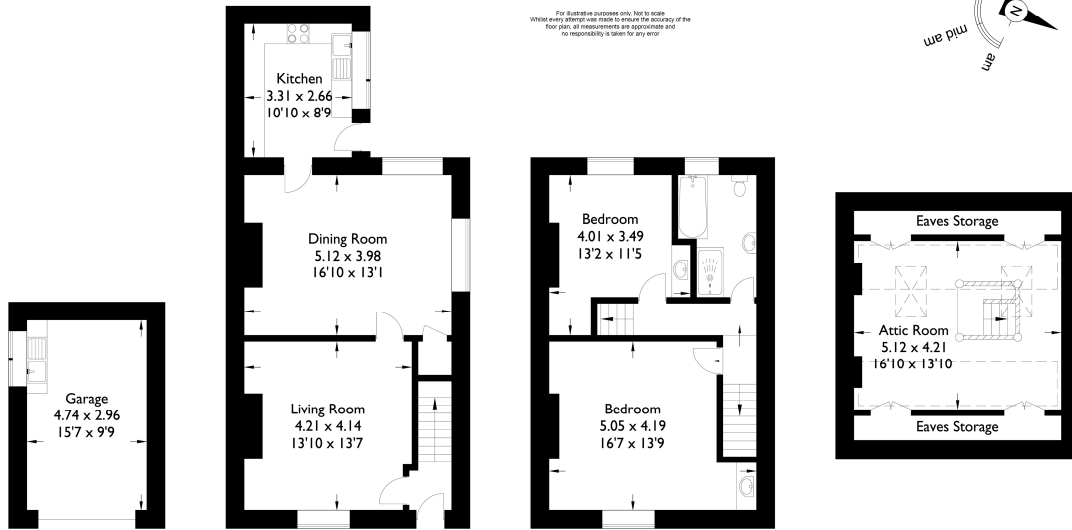
Approximate Gross Internal Area : 124.63 sq m / 1341.50 sq ft

Garage : 14.03 sq m / 151.01 sq ft

Total : 138.66 sq m / 1492.52 sq ft



For illustrative purposes only. Not to scale. While every attempt will be made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage

Ground Floor

First Floor

Attic Room



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Guide Price of £247,500

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A two bedroom gable end cottage situated on the outskirts of one of the Ribble Valleys most popular residential villages. This property is in excellent order throughout with the benefit of upvc double glazing, full gas fired central heating, high quality fixtures and fittings and décor. The property has the advantage of a double parking position and a detached garage.

Accommodation

Ground Floor

Entrance Porch

Ceramic tiled flooring, radiator, and staircase to first floor accommodation.

Sitting Room

Timber 'Adams' style fireplace with marble surround and hearth with electric fire fitment, double panel central heating radiator, window to front elevation.

Living/Dining Room

Attractive solid marble 'Adams' style fireplace with marble back and hearth, brushed stainless steel glass fronted living gas fire. Oak panelled flooring, two double panelled central heating radiators, windows to both rear and gable elevations.

Understairs Store

Useful under stairs storage area.

Kitchen

Range of quality fitted basin wall units with complimentary work surfaces and splashbacks. Single drainer stainless steel sink with mixer tap, 'New world, New home' fitted gas oven and hob with extractor fan.

Diamond set ceramic tiled flooring, double panel central heating radiator, plumbing for washing machine and dryer, side window and rear door, ceiling lighting.
First Floor

Staircase

Traditional staircase leading from ground floor with timber handrail.

Bedroom One

Double panel central heating radiator, wash hand basin on vanity unit with fitted cupboards, tiled splashbacks, linen storage cupboard, window to front elevation.

Bedroom Two

Double panel central heating radiator, window to rear elevation.

Bathroom

Four piece suite comprising panelled bath with antique style chromed mixer tap and shower fitment, wash hand basin, low level w.c, fully tiled shower cubicle with 'Galaxy' electric shower fitment. Ceramic tiled walls and flooring, timber ceiling, double panel central heating radiator, window to rear elevation, ceiling spotlighting and extractor fan.

Particulars of sale

Inner Hallway

Single panel central heating radiator.

Second Floor

Open tread timber staircase leading to second floor, occasional room, twin 'Velux' skylights to rear elevation, pine panelled ceiling, eaves storage cupboards, two single panel central heating radiators, spotlighting to ceiling.

External

Parking

The property has the benefit of a double parking position to the gable elevation with herringbone set brick driveway.

Detached single garage constructed of block and dash with timber floor, single glazed side window, single stainless steel sink unit. Light, power and water installed.

Rear Yard

The property has an enclosed flagged rear yard with separate toilet and store room with light and power installed.

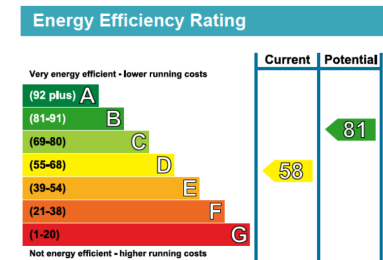
Services

Mains electricity, mains gas, mains sewerage.

Tenure

Freehold with vacant possession upon legal completion.

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