



43 Brook Villas

Waddington | Clitheroe | Lancashire | BB7 3HN

MSW HEWETSONS



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Guide Price of £500,000

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A traditional stone built, bay fronted end terraced house, situated in an elevated position in the heart of this most popular Ribble Valley village. The property has been significantly upgraded with high quality fixtures and fittings and beautifully decorated throughout, with integrated sound system, central heating and double glazing. Adjacent to open fields, the coronation gardens and overlooking Waddington brook. Double private parking area and detached garage.

Construction

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

Accommodation comprising;

Ground Floor

Entrance Hall

Composite panelled entrance door, original diamond set ceramic tiled floor.

Reception Hallway

Herringbone set 'Amtico' flooring, double panel central heating radiator, pine and frost glazed doorway, original archway and coving.

Sitting Room

Feature 'Adam' style marble fireplace with living coal effect inset fire with marble hearth, feature arched alcove, original coving. Double stone mullioned bay window with upvc double glazed windows. Double panel central heating radiator.

Living Kitchen

Superb open living kitchen.

Living Room

'Esse' multi fuel stove on raised stone flagged hearth with timber mantel. Herringbone set 'Amtico' floor. Wall mounted piped radiator. Double glazed upvc windows to rear and gable elevations. Wall mounted tv point.

Kitchen Area

Dining kitchen area with a range of high-quality white laminate kitchen fittings with complimentary white granite worksurfaces. One and a half bowl stainless steel 'Belfast' sink with chrome mixer tap, separate boiling water geyser. Built in 'Neff' ceramic hob with illuminated extractor hood over. Built in 'Bosch' twin electric ovens and microwave. Built in fridge, built in freezer, built in 'Bosh' dishwasher, built in wine fridge. Underfloor electric heating, herringbone set 'Amtico' flooring, upvc double glazed side window, upvc one and a half French doors, wall mounted pipe radiator to dining/breakfast area, 'Velux' skylight, ceiling spotlighting.

Particulars of sale

Understairs Store

Large walk in understairs storage cupboard.

First Floor Staircase

Open wide staircase with handrail.

Landing

Open landing with original timber balustrade and spindles, fitted wardrobe, single panel central heating radiator.

Bedroom One (rear elevation)

Full wall fitted wardrobes, double panel central heating radiator, wall mounted tv point, upvc double glazed window to rear elevation.

Ensuite Shower Room

Containing three piece suite comprising walk in shower with head shower and hand fitment, wash hand basin with vanity unit beneath, low level wc. Ceramic tiled walls and floor, low voltage spotlighting to ceiling, wall mounted radiator towel rail, upvc double glazed window.

Bedroom Two (front elevation)

Double panel central heating radiator, upvc double glazed window.

Bedroom Three (front elevation)

Upvc double glazed window, double panel central heating radiator.

House Bathroom (rear elevation)

Containing three piece suite comprising tiled bath with chrome head shower and hand shower fitment with glazed screen, wash hand basin in vanity unit, low level wc. Ceramic tiled walls and floor, wall mounted radiator, towel rail, spotlighting to ceiling, feature alcove lighting to shower, extractor fan.

Second Floor

Return staircase leading to open storage area, suitable for conversion subject to planning permission and building regulations.

External

To the front of the property is an open cobbled area, to the side of the property is a double parking area with adjoining rockery garden and

further area to the side of the garage. Enclosed flagged patio garden to side and rear.

Garage

Detached garage with electric up and over door, light and power installed.

Store Building

Stone and slate separate store building to the rear of the garage.

Services

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

Tenure

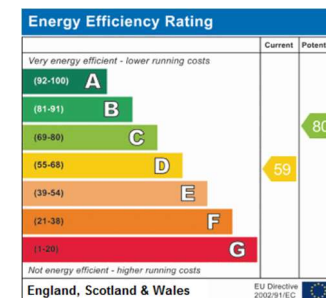
The property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band E payable to Ribble Valley Borough Council.

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.

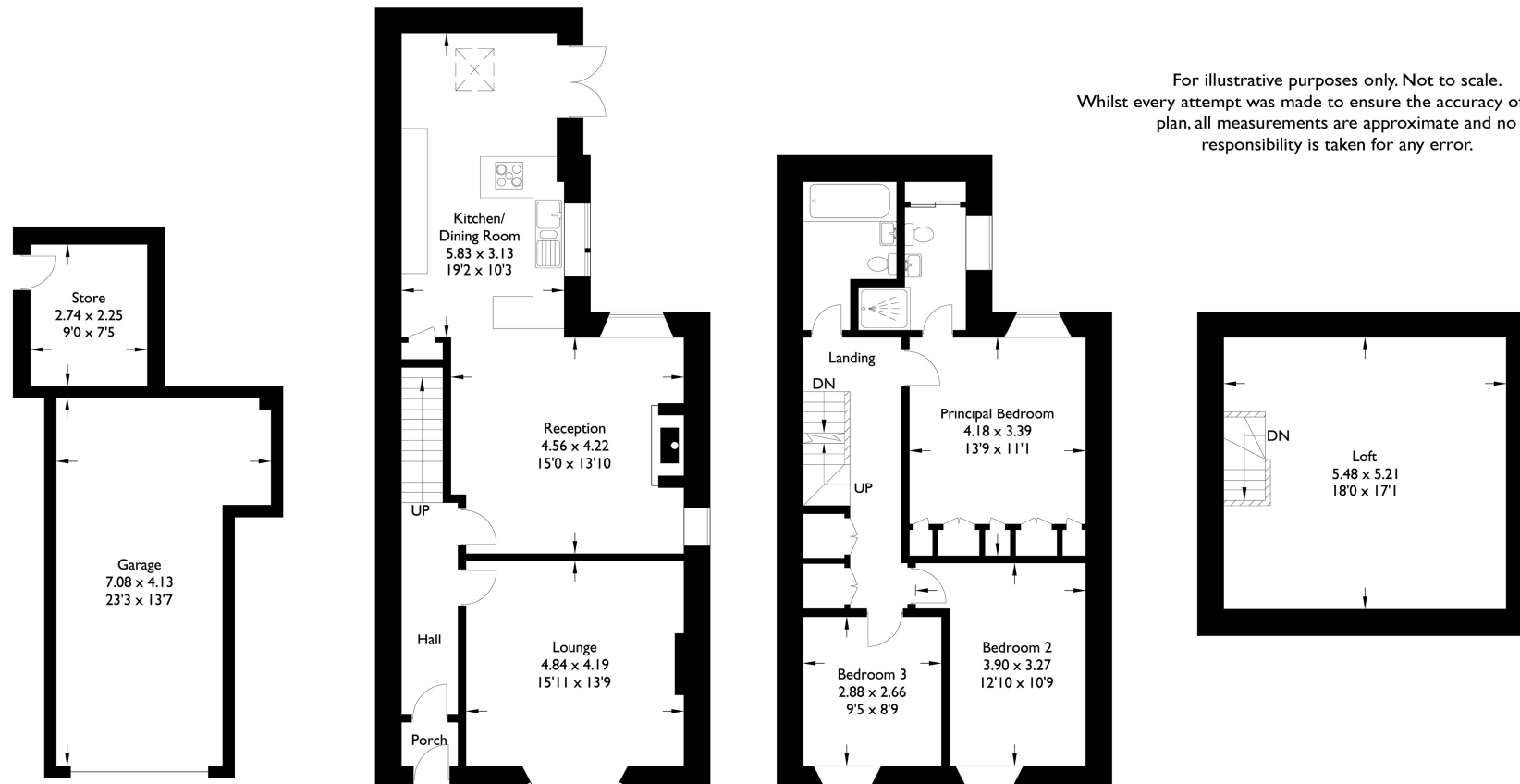
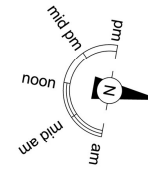


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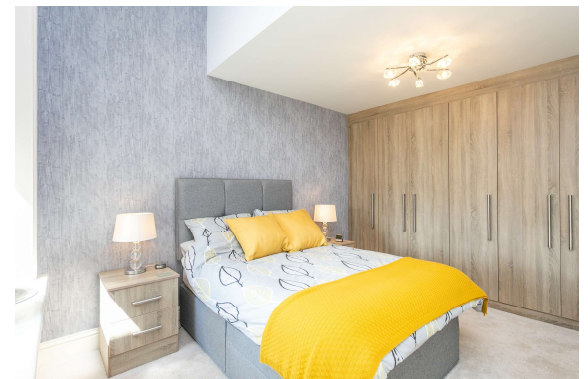
Approximate Gross Internal Area : 146.44 sq m / 1576.26 sq ft

Garage/Store : 31.14 sq m / 335.18 sq ft

Total : 177.58 sq m / 1911.45 sq ft









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