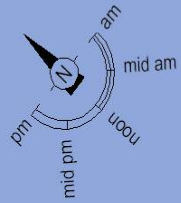


21 Pinder Close  
Waddington | Clitheroe | BB7 3LF


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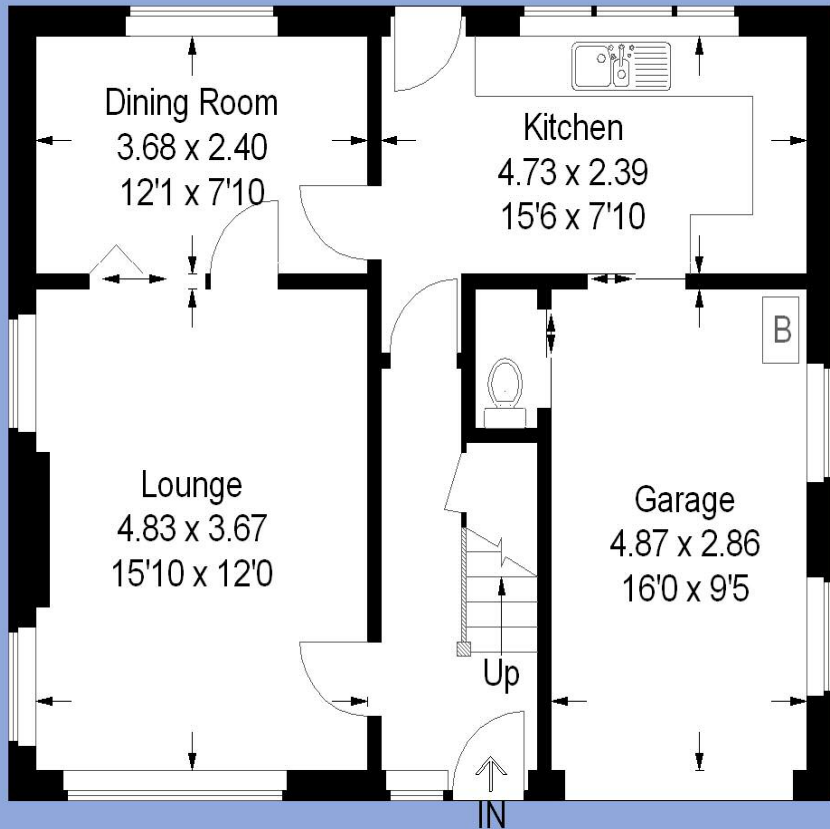


# 21 Pinder Close

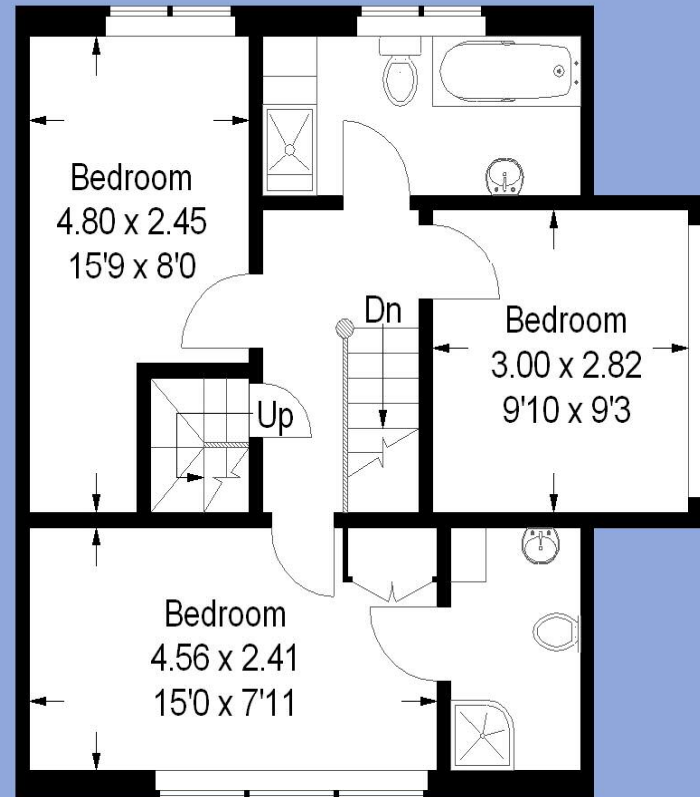


Approximate Gross Internal Area (Including Garage) :-  
135 sq m / 1453 sq ft

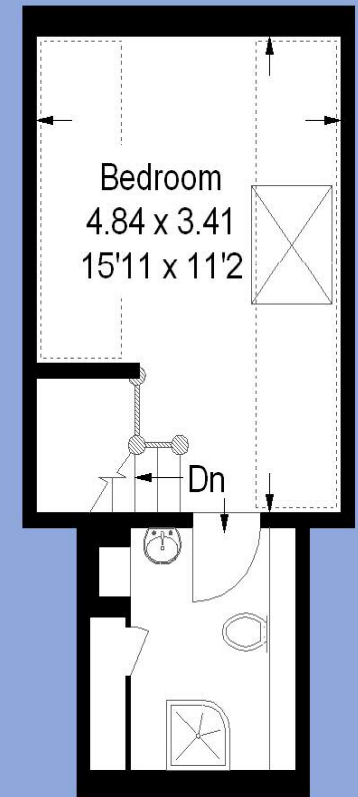
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor



Second Floor

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





## 21 Pinder Close Waddington Clitheroe BB7 3LF

Price £345,000

A detached quality house situated in one of the Ribble Valley's most popular villages.

The property has been significantly altered and up-graded including the provision of a second floor guest bedroom with en-suite shower, en-suite shower to the principal first floor bedroom together with extensive general improvements and up-grading.

The property is constructed of brickwork with spa-dashed upper elevations and a pitched concrete tiled roof supported on timber. The property has the benefit of uPVC double-glazed windows and has full gas-fired central heating.

### Ground Floor

#### Entrance Porch

Constructed of sealed unit double-glazing with flat roof extending to a canopy over garage door with courtsey lighting.

#### Reception Hallway

Oak veneered floor, single panel central heating radiator and low-voltage spotlighting to ceiling. Light oak panel doors leading to ground floor reception rooms. Understairs storage.

#### Sitting Room

Sealed unit uPVC double-glazed window to front elevation and twin sealed unit double-glazed uPVC windows to gable elevations to either side of chimney breast. Attractive white marble fireplace with raised marble hearth housing living-effect gas-fired coal fire with brass surround, double and single panel radiators, coved ceiling and ample power points.

#### Dining Room

Adjacent to sitting room with triple concertina doors so the room can be used in conjunction or separately from the main living area. Single panel central heating radiator and uPVC double-glazed window to rear elevation. Half bevelled glass oak panel door leading to:

#### Kitchen

Range of quality fitted base and wall units with complementary work surfaces and tiled splash backs. Built-in 'Bosch' four-ring gas hob with polished steel and glazed illuminated charcoal hood over. Built-in gas oven and built-in microwave. Built-in fridge and freezer and plumbed for automatic washing machine. Single drainer stainless steel sink unit with stainless steel mixer tap and centre bowl. Oak veneered floor, fitted spotlighting to ceiling and double panel central heating radiator. Half bevelled glass oak panel door leading to:

#### Rear Porch

Constructed of sealed unit double-glazed uPVC with rear entrance door.

#### Garage

Integral single garage with sliding access door from kitchen, recently installed wall-mounted gas condensing boiler providing central heating and domestic hot water. Twin double-glazed windows to gable elevation, up and over door, light, power and water installed. Single panel central heating radiator.

#### Separate WC

Adjacent and accessed from the garage is a low-level WC which is situated under the stairwell within the house.

#### Staircase

Traditional timber staircase leading to first floor accommodation with timber hand rail and newel posts.

#### Landing

Return landing with matching balustrade and double panel central heating radiator.

#### Bedroom One (front elevation)

uPVC double-glazed window to front elevation, single panel central heating radiator, built-in wardrobes with hanging and shoe racks.

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**En-Suite Shower Room**

Containing three-piece suite comprising corner shower, pedestal wash hand basin with tiled splash backs, low-level WC with concealed cistern, wall-mounted chrome radiator towel rail, fitted shelving, shaver point, low-voltage spotlighting and extractor.

**Bedroom Two (rear)**

Sealed unit uPVC double-glazed window to rear elevation, single panel central heating radiator, alcove area useful for desk or storage with access to under stairwell storage.

**Bedroom Three (gable)**

uPVC double-glazed window to gable elevation and single panel central heating radiator.

**House Bathroom**

Containing four-piece suite comprising handle grip panel bath with tiled splash backs, pedestal wash hand basin with tiled splash backs, double shower with tiled splash backs, sliding door and electric 'Mira' fitment. Low-level WC. uPVC double-glazed window to gable elevation. Built-in linen storage and wall-mounted chrome radiator towel rail.

**Second Floor**

Return staircase with timber balustrade and oak handrail.

**Bedroom Four**

Sealed unit double-glazed timber Velux skylight, ridge-mounted low-voltage spotlighting, exposed timber beams and double panel central heating radiator.

**En-Suite Shower Room**

Containing shower cubicle with 'Mira' electric fitment, pedestal wash hand basin with tiled splash backs, low-level WC with concealed cistern, fitted shelving, access hatches to either side to gain access to dormer storage. Wall-mounted chrome radiator towel rail, low-voltage spotlighting, extractor fan and custom oak panelled door and flooring.

**External**

Attractive lawn garden area to front and side of property and courtyard garden to rear.

**Parking**

Double off-street driveway parking to front elevation.

**Services**

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

**Alarm**

Full intruder alarm system installed.

**Tenure**

Freehold with vacant possession upon legal completion.

**Council Tax Band 'E' payable 2012 / 2013 £,1891.96**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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