



The Beeches

Waddington Road | Clitheroe | BB7 2HN

MSW HEWETSONS



The Beeches

Guide Price of £485,000

Waddington Road | Clitheroe
BB7 2HN

A distinctive and renowned property situated in one of Clitheroe's most popular residential areas. Within easy walking distance of the town centre whilst close to the countryside and the picturesque walks through Brungerley Park and nearby river.

Ground Floor

External Porch

Timber and slate canopy porch.

Entrance Hall

Original timber glazed double entrance doors with half moon top light, diamond set flooring and original coving. Original timber half-glazed door and side and top panels with superb hand-painted leaded windows with natural foliage scenes with inset bird motifs.

Reception Hallway

Original feature plastered ceiling and coving with hanging rail and double panel central heating radiator. Original wide return staircase with carved string, spindles and hand rail.

Living Room

Feature arched window bay with large single-glazed sash double windows with built-in book cabinets and shelving. Elegantly carved mahogany fireplace with granite hearth and surround with

open grate. Original coving, single-glazed leaded window to side elevation and double panel central heating radiator.

Drawing Room

Full height three bay window with single-glazed sash windows, original coving, single-glazed sash window to side elevation and double panel central heating radiator. Carved Adam style timber fireplace with granite back and hearth and living gas effect fire.

Dining Kitchen

Range of high quality Mark Wilkinson fitted kitchen units with complementary granite work surfaces and splash backs. Built-in double bowl white ceramic Belfast sink with chromed mixer tap. Built-in 'Neff' ceramic induction hob, built-in 'Neff' eye-level microwave and separate fan-assisted oven, 'Miele' built-in dishwasher, gas-fired Aga in fitted recess with side cupboards. Black marble tiled floor, original coving, low-

voltage spotlighting and single-glazed sash window to gable elevation. Double panel central heating radiator.

Rear Hallway

With access back to reception hallway, double panel central heating radiator in radiator cover, ceramic tiled floor, part wall panelling to dado height, separate single panel central heating radiator, built in cupboard and sealed unit panel rear entrance door.

Separate Cloaks / Utility

Pedestal wash hand basin, low-level WC, half timbered walls and fitted cupboards, uPVC double-glazed window to rear elevation, single panel central heating radiator, wall-mounted 'Glow Worm' gas boiler providing central heating and domestic hot water, plumbed for automatic washing machine and dryer and low-voltage spotlighting to ceiling.

Particulars of sale

First Floor

Staircase

Original traditional low-rise wide staircase leading to:

Half Landing

Double panel central heating radiator in radiator cover

Bathroom

Containing four-piece suite comprising roll-top bath and claw bath, 'Savoy' wash hand basin on chromed legs, high-level WC with chrome drop and timber seat, walk-round shower cubicle, oak boarded floor, large ceramic tiling to shower cubicle, half timber panelled walls, courtesy and fitted toiletry cupboards. Sealed unit sliding sash uPVC double-glazed window to rear elevation. Traditional high-stand radiator.

Main Landing

Original coving and timbered glazed sky light.

Bedroom One

Full length bay window with timber sash single-glazed windows, single-glazed sash window to gable elevation, single panel central heating radiator, double panel central heating radiator, coved ceiling and fitted wardrobes.

Bedroom Two

Feature arched window with double-glazed sash windows, built-in wardrobes to either side of archway, coved ceiling and double panel central heating radiator.

Inner Landing

Fitted bookshelving with cupboard beneath.

Bedroom Three

Single-glazed timber sash window to rear elevation, fitted shelving and wardrobes. Double panel central heating radiator.

Bedroom Four

Single-glazed sash window to front elevation, single panel central heating radiator and fitted shelving.

Shower Room

Containing three-piece suite comprising fully tiled shower cubicle with 'Mira' electric fitment, 'Sanitan' antique style pedestal wash hand basin, 'Sanitan' low-level WC, half panelled walls, skylight, low-voltage spotlighting, extractor fan and chrome radiator towel rail.

Lower Ground Floor

Stone staircase leading to:

Cellars

Wine Cellar

With original brick and stone flag storage shelving.

Main Cellar

Steel glazed window to front, original brick and stone slabbed meat storage and 'Megaflow' pressurised hot water system.

External

Entrance

Traditional stone carved entrance gates with original cast-iron gudgeons.

Driveway

Tarmacadam driveway for parking for four / five vehicles.

Gardens

Attractive lawned gardens to the south elevation of the property with mature beech trees, beech hedges, patio and timber shed.

Courtyard

Enclosed rear flagged courtyard, stone log store, external garden WC, coal store.

Detached garden store with double doors.

Services

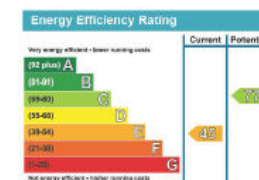
Mains electricity, mains water, mains gas and mains sewerage.

Tenure

Leasehold redeemed.

Council Tax Band 'F' payable 2012 / 2013 £2,122.18

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 representation s of fact.



The Beeches

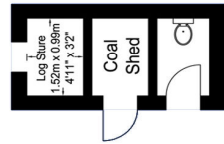
Approximate Gross Internal Area :- 205.75 sq m / 2214.67 sq ft

Garage :- 11.86 sq m / 127.66 sq ft

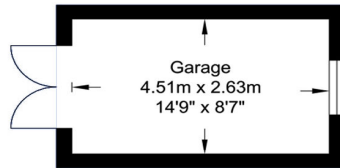
Cellar :- 32.10 sq m / 345.52 sq ft

Shed :- 4.86 sq m / 52.31 sq ft

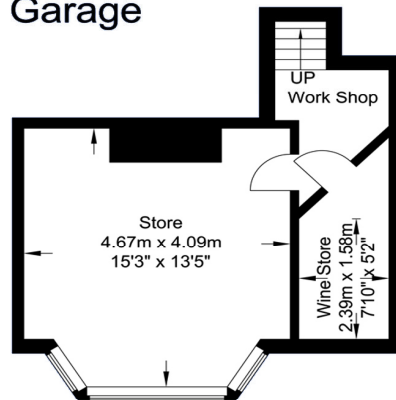
Total :- 254.57 sq m / 2740.16 sq ft



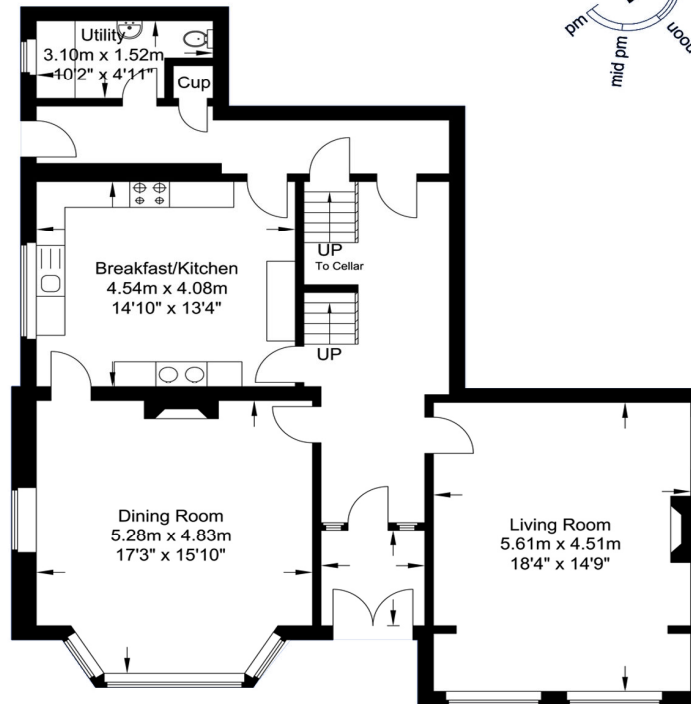
Shed



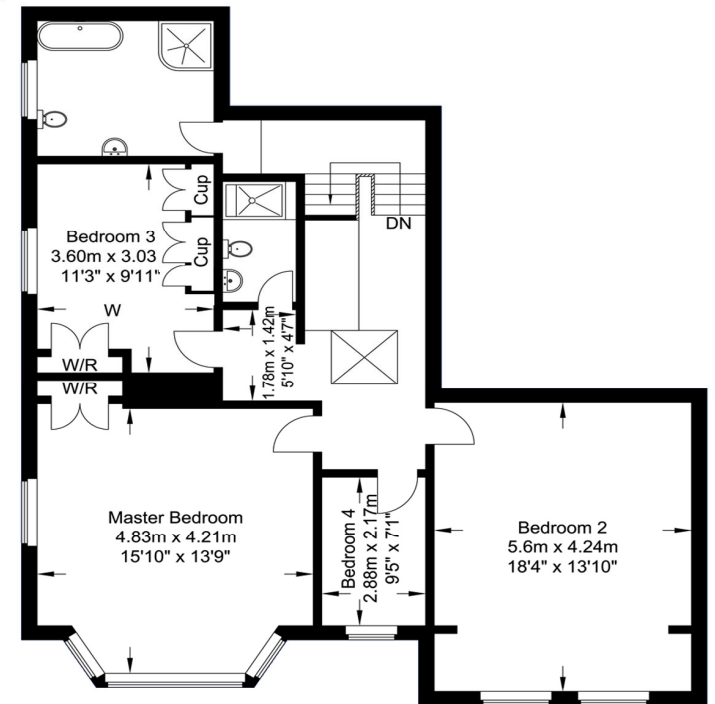
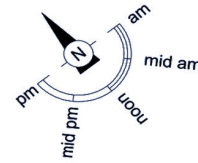
Garage



Cellar

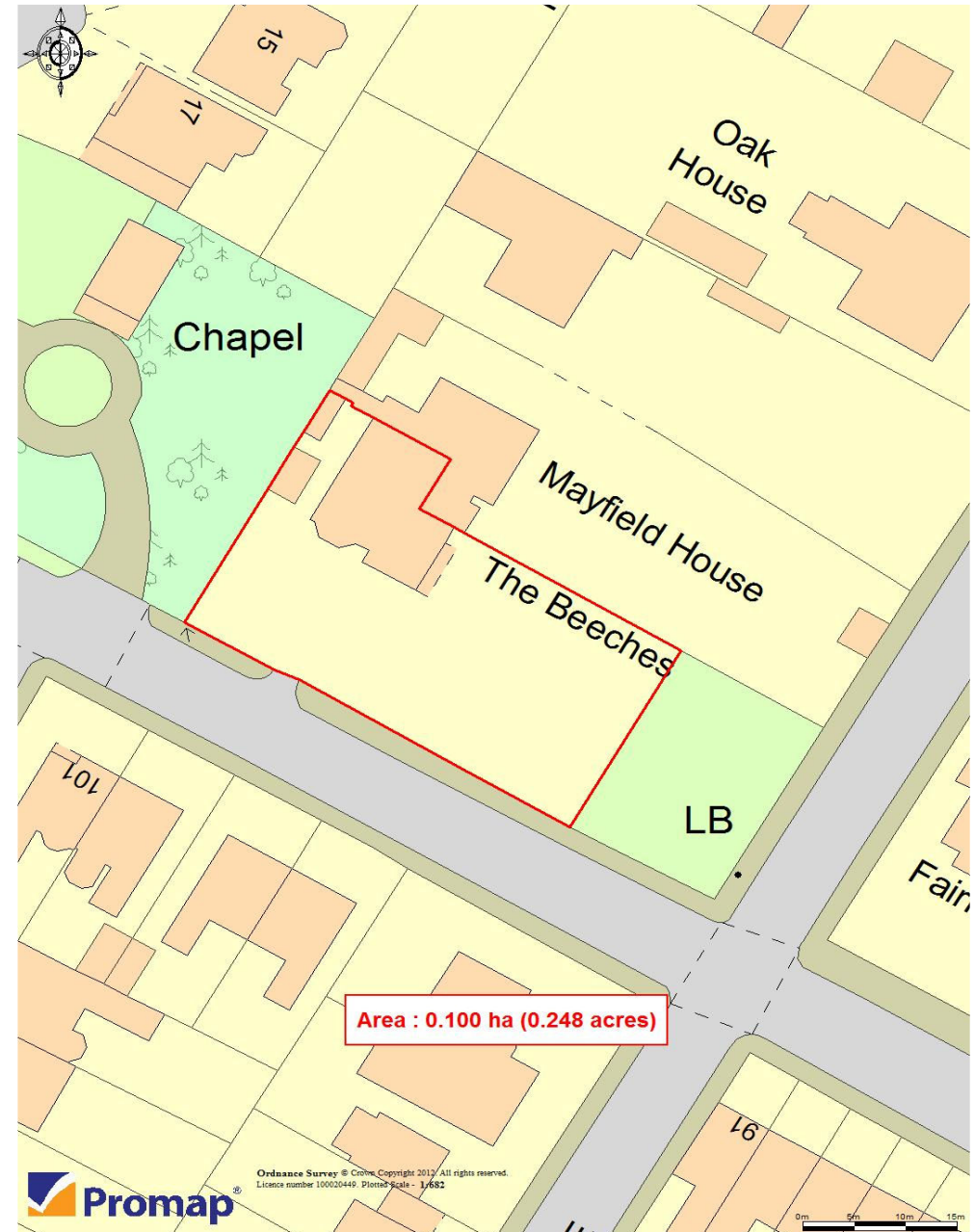


Ground Floor



First 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



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG