



## 6 Cornmill Court, Waddington

£120,000 Leasehold

**\*\* ATTRACTIVE DOUBLE BEDROOM GROUND FLOOR APARTMENT IN SOUGHT-AFTER VILLAGE ON EDGE OF OPEN COUNTRYSIDE WITH NO ONWARD CHAIN \*\*** An ideal hassle free purchase for first time buyers or downsizers alike with superb open living accommodation, fully modernised on small tucked away complex with private parking.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



This attractively presented one-bedroom ground floor apartment is a delightful find for those seeking a modern living space in the sought-after village of Waddington, only a short distance to nearby bustling town of Clitheroe and with countryside walks from the door step to neighbouring villages. The apartment boasts a spacious open plan living dining kitchen complete with appliances, providing a modern space for relaxation and entertainment. The excellent double bedroom offers a comfortable retreat, while the bathroom is generously sized and fitted with modern fittings as well as gas central heating and PVC double glazing. Additional features include storage space off the hallway, intercom entrance, and access to a communal patio, making this property an ideal choice for first-time buyers or downsizers looking for a peaceful and low-maintenance home. With no chain, this ground floor apartment is ready to move in and make your own, conveniently situated in a small, tucked away complex with parking available for one car and additional visitor parking. This property provides an opportunity to enjoy a peaceful village lifestyle within easy reach of Clitheroe's amenities, presenting a perfect balance of comfort, convenience, and modern living for those seeking a new place to call home.

- Attractively Presented Ground Floor Apartment
- Sought After Village Location - Close To Clitheroe
- Modern Open Plan Living Dining Kitchen & Appliances
- Excellent Double Bedroom
- Spacious Bathroom; Gas CH & PVC DG
- Storage; Intercom Entrance & Communal Patio
- No Chain - Ideal For FTB Or Downsizers
- Small Tucked Away Complex - Parking For 1 Car



**Communal Entrance**

Main communal entrance with access to all flats. Ground floor hallway leading to rear main entrance to flat 6.

**Internal Hallway**

Panelled radiator, large built in storage cupboard, Amtico flooring.

**Open Plan Living Dining Kitchen**

14' 8" x 15' 11" (4.47m x 4.85m)

Living & Dining Area: carpet flooring, television point, 2x uPVC double glazed windows. Kitchen Area: wood effect flooring, telephone intercom, modern light wood finish wall, base and drawer units with complementary laminate surfaces, 4-ring gas hob with stainless steel extractor filter canopy over, built-in electric oven, stainless steel sink drainer unit with mixer tap, wall mounted combination gas central heating boiler, washing machine, fridge freezer, extractor fan.

**Bedroom**

8' 11" 0" x 15' 11" (247.19m x 4.85m)

Panelled Radiator, uPVC double glazed window

**Bathroom**

8' 3" x 7' 4" (2.51m x 2.24m)

Spacious 3-pce white suite comprising panelled bath with shower over, glazed screen, pedestal wash basin, low level w.c., panelled radiator, extractor fan, uPVC double glazed window, vinyl flooring, part tiled walls.





Approximate total area<sup>(1)</sup>  
486.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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