



## 21 Waddington Road, Clitheroe

£175,000 Freehold

Superbly renovated terrace home set in a brilliant location for walking distance to the hustle and bustle of Clitheroe from the doorstep with no onward chain, 2 bedrooms and an excellent flexible attic room. Providing ample living space and a modern kitchen and bathroom. Ideal for investors, Airbnb potential or first time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



This superbly presented 2-bedroom garden fronted mid-terraced house offers a delightful blend of character features and modern convenience. Situated in a brilliant location for the town centre with the hustle and bustle of Clitheroe accessible from the doorstep. Renovated to a high standard, the accommodation is spread over three floors, providing ample living space that will suit a variety of lifestyles. With two reception rooms, a superb modern breakfast kitchen, and a modern bathroom, this property offers a comfortable and contemporary living environment. Ideal for first-time buyers or investors, this freehold property boasts two bedrooms, an excellent flexible attic room with lovely aspects over St Mary's Parish Church, gas central heating, and uPVC double glazing. Emphasising convenience, this home is in an excellent position for town amenities and the train station, making it an attractive option for those looking for a hassle-free purchase, or an Airbnb potential with no onward chain. Completing the property is a private spacious rear patio yard, offering a secluded outdoor space for relaxation and entertainment.

- Spacious Stonebuilt Garden Fronted Terrace
- Renovated Modern Accommodation Over 3 Floors
- Currently Airbnb – Would Be Ideal Opportunity
- Excellent Position For Town Amenities & Train Station
- No Onward Chain; Hassle Free Purchase
- 2 Receptions, Superb Modern B/fast Kitchen
- Ideal for First Time Buyers/Investors; Freehold
- Modern 3-pce Bathroom; Gas CH & uPVC DG
- 2 Bedrooms & Excellent Flexible Attic Room
- Private Spacious Rear Yard



**Lounge**

Carpet flooring, panel radiator, TV point, uPVC double glazed window and external front door.

**Dining Room**

Carpet flooring, under stairs storage, panel radiator, uPVC double glazed window.

**Breakfast Kitchen**

Range of fitted wall and base units with contrasting worksurfaces including breakfast bar, sink and drainer, integrated fridge, freezer, dishwasher, washing machine, oven, gas hob with extractor fan, vinyl flooring, panel radiator, uPVC double glazed window and back door.

**Landing**

Door and staircase leading to 2nd floor attic room.

**Bedroom One**

Carpet flooring, fitted storage cupboard, panel radiator, uPVC double glazed window.

**Bedroom Two**

Carpet flooring, panel radiator, uPVC double glazed window with lovely outlooks over St Mary's Parish Church.

**Bathroom**

Three piece white suite with shower over bath, low level w.c. with vanity wash basin with cupboard unit under and mixer tap, chrome heated towel rail, tiled flooring, uPVC double glazed frosted window, aqua panelled walls, recessed spotlighting.

**Attic Room**

Excellent flexible room with carpet flooring, panel radiator, uPVC double glazed window with a pleasant outlook.





Approximate total area<sup>(1)</sup>

916.65 ft<sup>2</sup>

Reduced headroom

36.41 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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