



Langdale, 4a Waddington Road,
Clitheroe

Guide price £250,000

This attractive 'mid century' semi-detached true bungalow is pleasantly situated in one of Clitheroe's most popular districts. Set back from the road behind a leafy curtilage, it enjoys excellent access to the town's shops, amenities and public transport links. Requiring a degree of updating, the property nevertheless displays an obvious charm and will no doubt have considerable appeal. It comprises hall, lounge, breakfast kitchen, two good bedrooms and a three piece shower room. Gardens front and rear with a drive and a single detached garage.

(716 sq ft/66.6 sq m approx/EPC: D).

Early viewing is recommended. NO CHAIN.



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Directions

When travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace. Continue over the next roundabout into Waddington Road and the entrance to the bungalow is on the right hand side, before reaching Radecllyffe Street.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Glow-worm combination boiler. Council tax is payable to RVBC Band C. We are advised the tenure is Freehold.

Additional Features

The property has a combination of PVCu double glazed windows and painted wood double glazed windows.

Accommodation

An L-shaped hall provides access to all the bungalow's rooms; there is a cloaks cupboard, shelved airing cupboard and a loft access hatch with a pull-down ladder. The lounge is spacious and light, the wide window facing south. The room's focal point is an attractive limestone chimney-piece with an electric coal effect fire. The breakfast kitchen has oak fronted fitted units with laminate counters, splashback tiling and a sink unit/mixer tap. The built-in cooking appliances comprise a Siemens double electric oven with a ceramic hob and a filter over. The fridge and freezer are integrated and there is space for a washing machine.

There are two good bedrooms, the rear facing master with built-in wardrobes and cupboards with a smaller front facing double having a single built-in wardrobe/cupboard. The three piece bathroom consists of a shower cubicle, low suite wc and pedestal washbasin.

Outside

To the front a lawned garden with a limestone rockery and mature shrubs. The front garden extends to the stone boundary wall. A tarmac drive leads to a sectional single garage and behind this there is a timber shed. The rear garden is also laid part to lawn with a limestone rockery, planting beds and a flagged patio area large enough for outside table and chairs. It is understood that the mature tree in the front garden has a preservation order protecting it.

Early viewing is recommended.

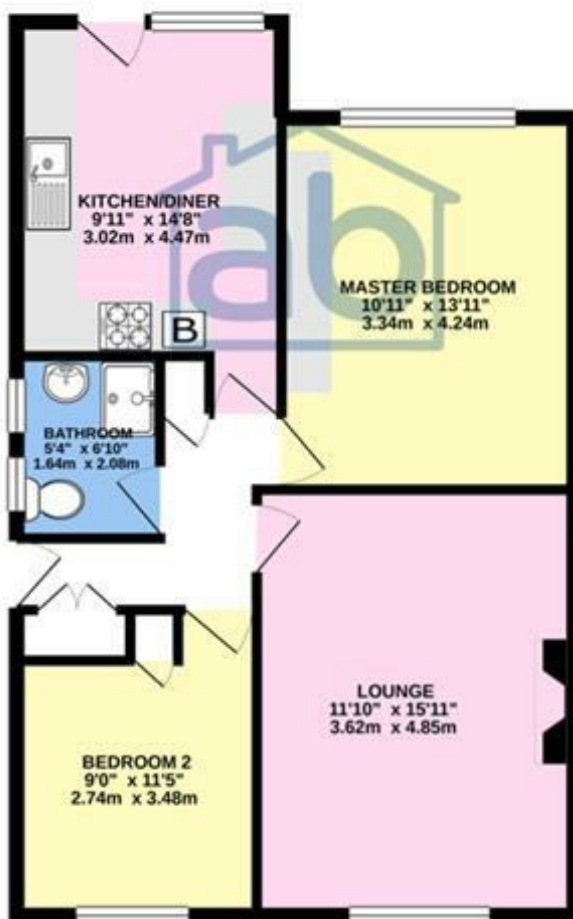
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GARAGE



GROUND FLOOR



4A WADDINGTON ROAD, CLITHEROE BB7 2HJ

TOTAL FLOOR AREA : 716sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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