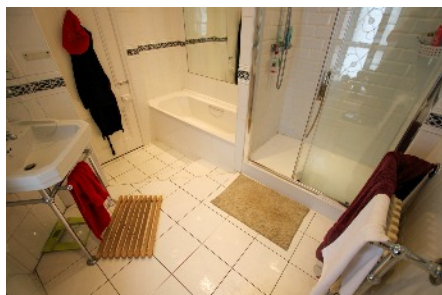




92 Regent Street, Waddington, BB7 3JA

£299,995



Retaining many of its original features, this charming two bedroom end cottage is tucked away on a quiet cobbled street in the truly desirable village of Waddington, Ribble Valley.

The ground floor has been extended to provide ample living accommodation and the property boasts a private, stone paved yard leading to a lawned garden area with views onto Pendle Hill. It is a quintessentially English period cottage that has a lot to offer to a variety of buyers with no onward delay.

The internal accommodation briefly comprises Entrance vestibule, Hallway, Lounge, Open plan Kitchen/Diner, stairs to first floor, open landing, Master Bedroom, Bedroom two and Bathroom.

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Entrance Vestibule

Meter cupboard, stone tiled floor, door to:

Dining Room

3.84m x 4.56m

Sash window, two gas central heating radiators, fireplace, beamed ceiling, stairs to first floor, understairs storage, wall light.

Kitchen/Diner

3.73m x 5.31m

Range of base and eye level units, complementary work surfaces, four ring gas hob with extractor over, sink and drainer with mixer tap, upvc double glazed windows throughout, integral microwave, oven/grill, fridge freezer, central island with storage and worktops, vaulted ceiling, half beamed and half skylight, ceiling spots, stone tiled floor, utility cupboard housing washer and dryer, upvc double glazed door to rear garden, gas central heating radiator.

Lounge

4.55m x 5.30m

Two double glazed windows, gas central heating radiator, glass panel door to rear, central gas fireplace, beamed ceiling, wall lights.

Master Bedroom

3.25m x 4.57m

Two sash windows, two gas central heating radiators, wall lights, built-in wardrobes with sliding mirrored doors.

Bedroom Two

4.41m x 2.79m

One sash window, one upvc double glazed window, gas central heating, wall lights.

Bathroom

Panelled bath, Victorian style wash basin with towel rail below, low suite wc, double shower cubicle with mains mixer and handrail, tiled walls and floor.

Timber built large shed, gate leads down path towards the Church, paved patio area.

Parking

One space to the front of the property.





Location: On entering Waddington proceed along Clitheroe Road, pass The Waddington Arms Pub and bear left, take your first left onto Regent Street and number 92 can be found at the end.

services

All mains services are connected.

tenure

We understand from the owners to be Freehold

council tax

Band D

other information

Gas central heating and double glazing installed

viewings

Strictly by appointment tel. 01254 828810

office hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

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October 2020

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