




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	56		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Waddington Road, Clitheroe, BB7 2HJ

Offers Over £400,000

A CHARMING COTTAGE WITH AN ENVIABLE GARDEN IN A CENTRAL CLITHEROE LOCATION

Situated on Waddington Road in the charming town of Clitheroe, this delightful three-bedroom cottage presents a rare opportunity for those seeking a blend of modern living and traditional character. Built in 1710 as a coach mans house, with several extensions added later, the property has been thoughtfully designed to offer a deceptively spacious layout, encompassing 1,076 square feet of well-appointed living space.

As you enter, you are welcomed into a generous living room that provides a perfect setting for relaxation and family gatherings. The cottage features a ground floor bedroom complete with an ensuite wet room, making it ideal for guests or those who prefer single-level living. Ascend to the first floor, where you will find two additional bedrooms, offering ample space for a growing family.

The property boasts two bathrooms, ensuring convenience for all residents. The kitchen is well-equipped and flows seamlessly into the living area, creating an inviting atmosphere for entertaining. A separate WC adds to the practicality of the home.

One of the standout features of this property is its enviable garden plot, which backs onto the historic St Mary's Church. The beautifully landscaped gardens provide a tranquil retreat, perfect for enjoying long summer evenings. Additionally, the summer house, complete with its own WC, offers a versatile space that can be used as a home office or a peaceful hideaway.

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 3  2  1  D

- Tenure Freehold
 - Off Road Parking
 - Spacious Reception Room
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Traditional Features
 - Ample Kitchen/Dining Space
- EPC Rating D
 - Beautiful Landscaped Gardens
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC door to reception room one.

Reception Room One

23'1 x 16'8 (7.04m x 5.08m)

UPVC double glazed window, central heating radiator, cast iron log burner, flag stone hearth, stairs to first floor and door to kitchen.

Kitchen

22'1 x 12'1 (6.73m x 3.68m)

Three UPVC double glazed windows, two Velux windows, two central heating radiators, panel wall and base units, laminate work top, space for a freestanding oven, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher, space for fridge, tiled floor, spotlights, door to bedroom one and arch to rear hall.

Bedroom One

12'10 x 10'8 (3.91m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes, loft access and door to en suite.

En Suite

12'7 x 5'9 (3.84m x 1.75m)

Two UPVC double glazed frosted windows, central heating radiator, low flush WC, wall mounted wash basin, electric feed shower, part tiled elevation, fitted wardrobes, tiled floor, spotlights and PVC panel elevation.

Rear Hall

6'10 x 4'3 (2.08m x 1.30m)

Tiled floor, polycarbonate roof, UPVC double glazed door to rear and arch to rear.

Utility

18'7 x 5'7 (5.66m x 1.70m)

Central heating radiator, panel wall and base units, laminate work top, stainless steel sink and double drainer with mixer tap, plumbed for washing machine, space for under counter fridge and freezer, wood flooring with hatch to underneath storage.

First Floor

Landing

Doors to bedroom two and bedroom three.

Bedroom Two

14'10 x 14' (4.52m x 4.27m)

UPVC double glazed window, central heating radiator, door to above stairs storage, door to a Jack and Jill en suite and door to bedroom three.

Bedroom Three

12'10 x 10'4 (3.91m x 3.15m)

UPVC double glazed window, central heating radiator, door to Jack and Jill en suite and door to bedroom two.

Jack And Jill En Suite

8'3 x 7'2 (2.51m x 2.18m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, wood panel bath, overhead electric feed shower, part tiled elevation, dado rail and tiled floor.

External

Rear

Extensive laid to lawn garden, bedding areas, gated off road parking for numerous vehicles, paved patio and summer house.

Summer House

14'1 x 11' (4.29m x 3.35m)

UPVC double glazed French doors and UPVC double glazed windows, double glazed sloped roof, tiled floor, door to wash room and WC.

Front

Steps leading to the front entrance door.



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