





A beautifully presented, stone fronted three-bedroom semi-detached home occupying a generous and notably private plot to both the front and rear, positioned within the popular Waddow Heights development off Waddington Road in Clitheroe. The property enjoys a bright, neutral internal finish, and, being pleasantly open to the front and not overlooked from the rear. Offered to the market with no onward chain, it provides an excellent opportunity for young families, professionals, or downsizers alike.

The accommodation briefly comprises: entrance hall, lounge, kitchen/diner, rear hall, and ground-floor WC. To the first floor are three well-proportioned bedrooms and a three-piece bathroom. Externally, there is off-road parking for two vehicles to the front and an attractive, private rear garden enjoying lawned and patio areas.

Internally, you are welcomed by an open entrance hall with staircase to the first floor and open access into the living room. The lounge enjoys windows to both the front providing lovely open aspects and excellent natural light throughout.

To the rear, the spacious kitchen/diner offers a contemporary range of base and eye-level units with integrated appliances including fridge/freezer, dishwasher, washing machine, electric oven, and gas hob with extractor above. There is under-unit lighting, a stainless steel sink unit, ample space for a dining table, and a useful L-shaped under-stairs storage cupboard.

A rear hall provides external access to the garden and the ground-floor WC, which includes a high-quality Geberit two-piece suite with additional space for coats or appliances.

On the first floor, there are three bedrooms in total, the main bedroom featuring a built-in storage cupboard, alcove space for fitted wardrobes and delightful views towards Waddington Fell. The family bathroom is fitted with a Geberit three-piece suite including a panelled bath with Mira electric shower and glass screen, pedestal washbasin, and low-suite WC, complemented by tiled elevations.

Externally, the property enjoys a double driveway to the front with parking for two vehicles positioned side by side. A gated side pathway leads to the rear garden which offers excellent privacy and includes a narrow paved patio area, lawned garden, walled and fenced borders and outdoor storage shed to the side. The plot itself is notably wide and private, both front and rear.

Situated off Waddington Road, the property is within walking distance of Clitheroe town centre, offering a wide range of amenities including shops, cafés, and restaurants, as well as highly regarded primary and secondary schools. The A59 provides convenient access to the wider motorway network, and the picturesque Brungerley Park is located just a short distance away.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

B (84).

## Council Tax

Band D.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

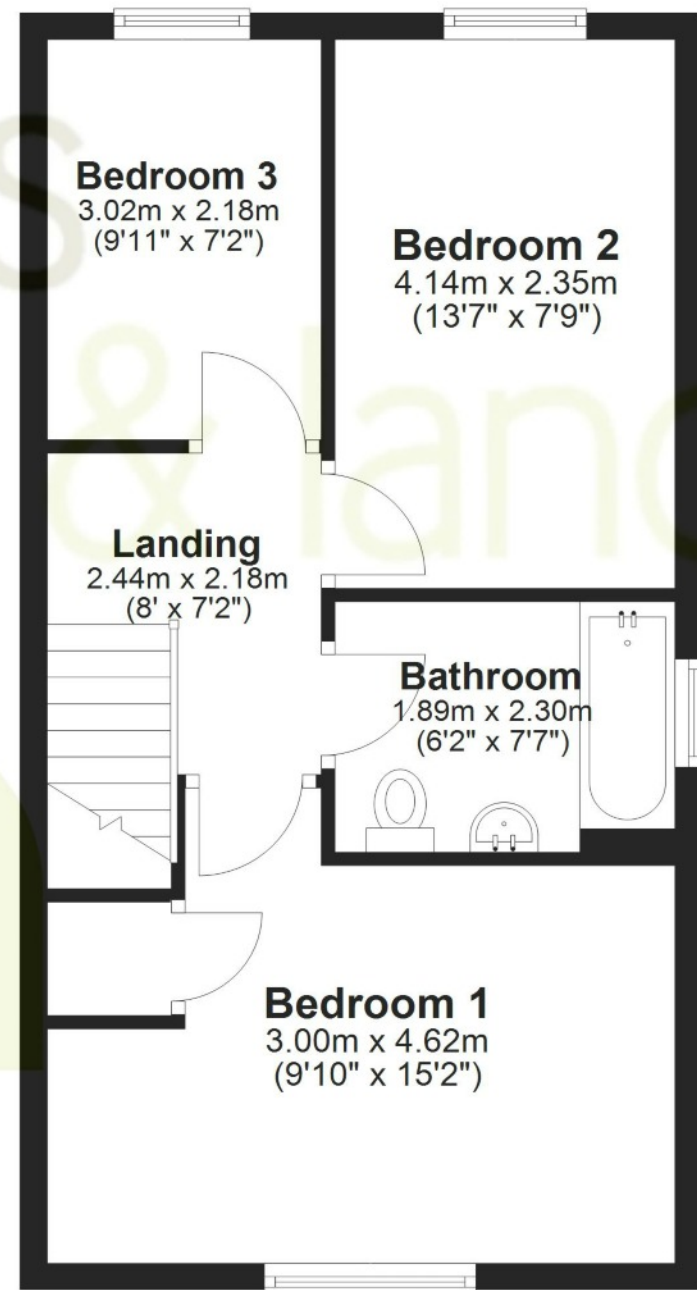
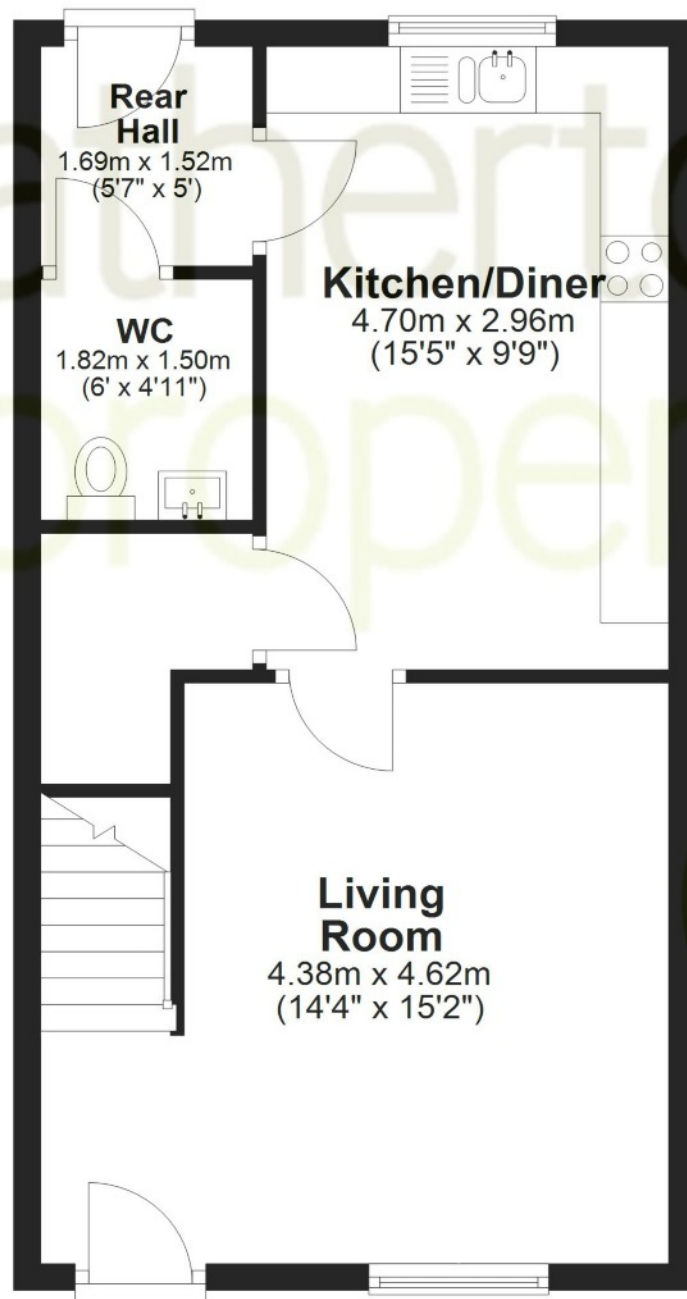
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).









Total area: approx. 84.6 sq. metres (910.7 sq. feet)







