



**Williams Cottage**  
**110 The Square**  
**Waddington, Lancashire**  
**BB7 3HZ**  
**£265,000 no chain**

A charming character cottage beautifully presented in the sought after village of Waddington. This end terrace is well positioned in the heart of the village and offers a desirable refurbished living accommodation comprising of lounge, kitchen diner, two double bedrooms and family bathroom. A great opportunity to purchase a quality cottage of interest to private buyers or investors alike. Viewings by appointment only.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

## Description

Located at the top end of the village of Waddington at the end of a three row terrace of properties. Williams Cottage has very convenient access provisions to the local market town of Clitheroe where all major supermarkets can be found, schools, train station, health services and other retail outlets. The property is constructed of stone under a slate roof with the gable end a painted render finish.

The accommodation comprises as follows:

**Entrance Vestibule** with door to the front and a glazed oak timber internal door, tiled floor and centre light fitting.

**Lounge / Sitting Room** (3.9m x 3.7m) a tranquil and comfy room to the front of the property. The room has windows to the front and side gable aspects allowing plenty of natural light, an alcove fireplace with gas fire, local sandstone hearth and surround finished with an exposed solid timber mantel piece. There is also a small alcove storage cupboard to the right hand side of the fireplace. The room has a panel radiator under the front window, centre light fitting and TV socket.

**Kitchen / Diner** (4.1m x 3.7m) to the rear of the property a well laid out kitchen with Karndean floor, fitted wall and base units to include laminate counter and upstands, gas hob with clear splashback, extractor fan hood, single sink and drainer with mixer tap over. Integrated washer / dryer, slimline dishwasher, microwave, electric oven / grill and fridge freezer under the stairs. The kitchen provides ample space for a dining table and chairs with access to the rear yard as well as the staircase to the first floor.

**Master Bedroom** (3.9m x 3.9m) A double room at the front of the property with windows to the front and side giving plenty of natural light into the room. The room is carpeted with a panel radiator, spotlights to the ceiling and ample electric sockets.

**Bedroom 2** (4.1m x 2.0m) a double room again with windows to the side and rear, carpeted floor, panel radiator and spotlights to the ceiling.

**Family Bathroom** (2.3m x 1.8m) A 3 piece bathroom with fully tiled floor and walls and a spot light ceiling with mermaid bordering for ease of cleaning. A panel bathtub with mains shower over, wash basin and low flush WC, heated towel rail and privacy glass window to the rear.

**Externally** rear yard and seating area with coal/log store and bin store. Shared accessway to neighbouring two cottages.

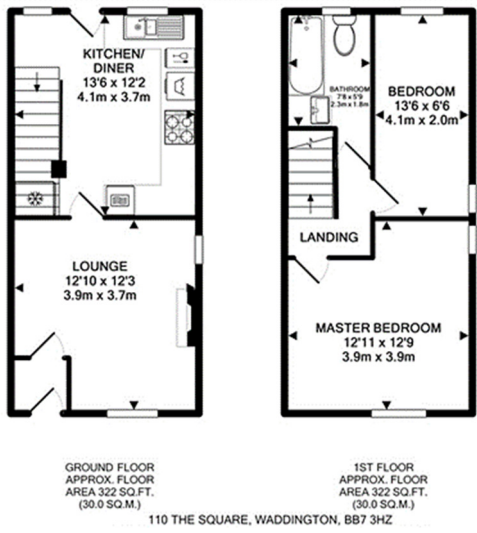
**Services** Mains water, mains gas, mains electric, public sewer and gas central heating system.

**Council Tax** – Band C Ribble Valley Borough Council

**EPC** – Band D

**Tenure** – Freehold with vacant possession given on completion.

**Viewing** by appointment through the selling agents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search



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