



**37 Ramsden Terrace**  
**Waddington, Clitheroe, Lancashire**  
**BB7 3HN**  
**offers over £180,000**

A very desirable well located 2 bedroom stone built character cottage in the heart of Waddington village. An ideal home for many buyer types located in the heart of the Ribble Valley with all the essentials on offer. Primary school, shop, cafe, allotments, playing fields, three pubs, local market town and secondary schools all on tap. Voted the best place to live in the UK 2020 by the Times. This property has plenty to offer including large front garden with seating area, off road parking and must be viewed to appreciate its true value.

For Sale by Informal Tender. Closing date for offers in writing and proof of funds to the selling agents office by 12noon 30th September 2020

Viewing by appointment only on 19th & 26th September 2020 10am - 1pm.

Energy Performance Certificate Band E

---

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

T: 01200 441351 E: [Sawley@rtumer.co.uk](mailto:Sawley@rtumer.co.uk) W: [www.rtumer.co.uk](http://www.rtumer.co.uk)

## Kitchen

4.25m x 2.7m (13' 11" x 8' 10") Fitted wall and base units with solid wood worksurfaces and cream colour tiled splash backs. The room located to the rear of the property has two large windows overlooking the rear aspect of the property. Stainless steel sink and single drainer with mixer tap fitted Lamona electric oven and hobs.with extractor hood over. the kitchen has numerous spot lights flush to the ceiling and has plumbing for washing machine and fridge under the unit tops. The Kitchen has 4 double electric sockets mounted at worktop level and a sing wall socket.



## Front Room

4.4m x 4.2m (14' 5" x 13' 9") Access from the original solid wood front door into the carpeted living room with center stone surround fireplace, flagged hearth and log burner. The room has original timber built cupboards, center light fitting, 3 double sockets, single socket and TV aerial point single UPVC window to the front and overlooking garden area.



## Master Bedroom

4.26m x 4.0m (14' 0" x 13' 1") A double room with tiled fireplace to the side. Original solid timber door with airing cupboard and hot water cylinder/immersion to the rear of the room. Window to the front aspect overlooking the garden, 3 double sockets and TV aerial point and center light.



## Bedroom 2

3.0m x 2.73m (9' 10" x 8' 11") To the rear of the property a double room with window to the rear, center light fitting, 2 double sockets and TV aerial point.



## Front Garden

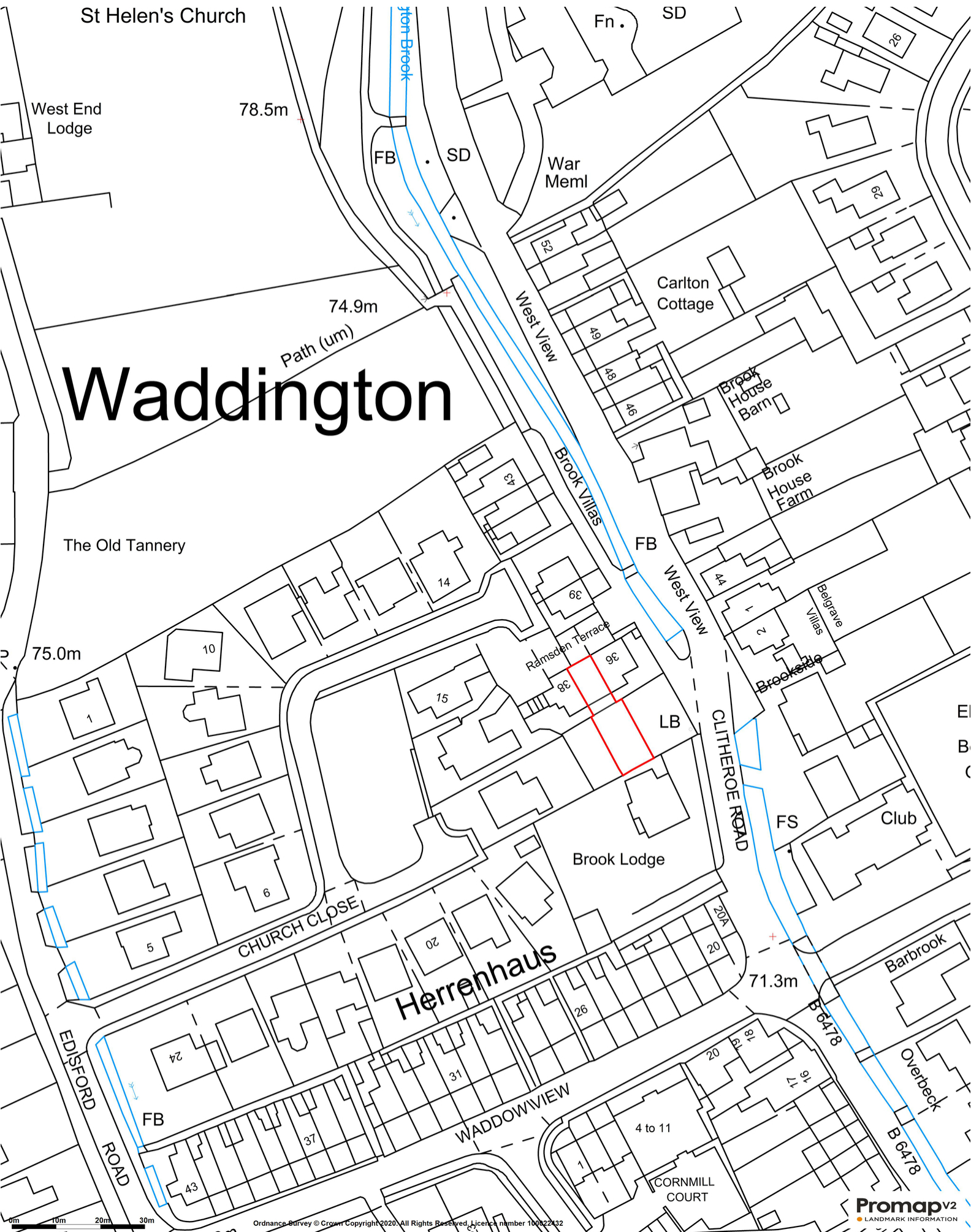


A well maintained and landscaped south facing garden directly across shared access path to the front of the property. The garden has a mixture of lawned areas, gravelled seating areas and a large raised vegetable patch. The garden is enclosed by a low level perimeter stone wall.

## Services

Mains Electricity, Mains Water, Double Glazed throughout, & Broadband

**Council Tax Band Ribble Valley Borough Council**



# Waddington

## Herrenhaus

St Helen's Church  
West End Lodge  
78.5m  
FB SD  
War Meml  
Carlton Cottage  
West View  
74.9m  
Path (um)  
Brook Villas  
Brook House Barn  
Brook House Farm  
The Old Tannery  
14  
63  
West View  
75.0m  
10  
Ramsden Terrace  
93  
83  
LB  
Brook Lodge  
West View  
CLITHEROE ROAD  
FS  
Club  
Belgrave Villas  
Brookside  
Edisford Road  
CHURCH CLOSE  
20  
20A  
20  
71.3m  
Barbrook  
Overbeck  
B 6478  
WADDOW VIEW  
4 to 11  
CORNMILL COURT  
17  
16  
18  
19  
20  
24  
31  
37  
43  
FB





Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: sawley@rturmer.co.uk

Royal Oak Chambers, Main Street,  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: bentham@rturmer.co.uk

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: kendal@rturmer.co.uk



**MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.