



Ashbrook House
Beechthorpe Avenue
Waddington,
Lancashire
BB7 3HT
£375,000 no chain

A 3 bedroom semi detached family home in the village of Waddington, Ribble Valley. Located at the top of a quiet cul-de-sac with front and rear garden areas and off road parking. The property offers genuine living accommodation with scope for extension to the rear and above with the potential for modernisation and all the local amenities the village and market town of Clitheroe has to offer. The tenure of the property is leasehold with a nominal ground rent and 999 year term. Viewings by appointment only through the selling agents.

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

Description

A true semi detached 3 bedroom home in a sought after village location. Ashbrook is constructed from brick with a pebble dash render finish and blue slate roof covering, having front and rear garden area, driveway and a single story extension to the rear. Internally the property comprises as follows.

Kitchen (3.42m x 2.19m) Located to the rear of the property in a single story extension and external door to the rear garden and yard area. The kitchen has fitted wall and base units with a tiled splashback, extractor hood, windows to the side and rear, stainless steel sink and drainer with mixer tap over. The room is plumbed for washing machine or dishwasher with electric Beko oven/grill plus induction hotplates to the work surface, lino floor and fluorescent light strip to the ceiling. There are ample double electric sockets at worksurface height with an electric wall mounted heater to the far wall. The kitchen also houses the Ideal Instinct combi boiler.

Dining Room (4.9m x 3.48m) A large middle room having patio doors to the rear garden area, wood laminate floor and cast iron fireplace with slate hearth. The dining room has a centre light fitting with access to the understairs cupboard and hallway.

Front Room (4.9m x 3.4m) A large 4 bay panel window overlooking the front of the property with wood laminate flooring throughout. A large cast iron fireplace with wood surround and marble hearth houses a gas fireplace. There are 2 wall lights and a centre light fitting with panel radiator under the length of the window and ample double electric sockets plus tv and internet points.

First Floor

Master Bedroom (3.93m x 3.42m) A double bedroom to the front of the house with ensuite facilities. A large 4 bay window overlooking the front of the property and panel radiator under the full length. A carpeted floor, centre light fitting and ample double electric sockets. **Ensuite** with shower cubicle, wc and basin, tiled floor and walls, extractor fan and centre light fitting.

Bedroom 2 (2.8m x 2.07m) A double room with built in cupboards, carpeted floor located at the rear of the property with window overlooking open orchard and gardens with 2 double electric sockets and centre light fitting.

Bedroom 3 (2.8m x 2.77m) A double room with carpeted floor located to the rear of the property with window overlooking open orchard and gardens with 2 double electric sockets and centre light fitting.

Family Bathroom (2.25m x 1.85m) A good sized bathroom with fully tiled floor and walls, mains shower over the bathtub, privacy screen, WC, panel radiator, washbasin and a centre light fitting with extractor fan.

Externally

Front a rear gardens with pedestrian access to Regent Street and off road parking for one vehicle on the concrete driveway to the front of the property.

Services Mains Water, mains gas, mains electric and mains sewerage.

Council Tax – Band D Ribble Valley Borough Council.

Tenure – Leasehold. A 999 year lease term with 811 years remaining with a rent payable of £2.10s.

Viewing by appointment through the selling agents.

EPC – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	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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