

Molland Drive, Clitheroe. BB7 2RY

£262,950 Freehold

REDUCED



Clitheroe  
50, Moor Lane, Clitheroe, BB7 1AJ



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## PROPERTY DESCRIPTION

This impressive modern freehold semi-detached family home provides superbly appointed accommodation which is beautifully presented throughout and is situated in a prime position within Waddow Heights on this highly sought after new development just off Waddington Road. The property is within excellent walking distance of the town centre amenities, including an array of shops, restaurants and schools and offers good access to the train, bus station and local road networks. There are lovely countryside walks to enjoy from the doorstep to the nearby village of Waddington or neighbouring Brungerley Park. Upon entrance to the ground floor is a hallway with modern cloakroom, there is a generous front lounge with aspects to the front and side and staircase to the first floor. There is an open plan contemporary dining kitchen with an array of white units and deluxe integrated appliances providing a beautiful light and airy social space with french doors flooding light in from the garden. The first floor has a good sized landing area and incorporates three excellent bedrooms with a modern en-suite shower room to the master and a bright three piece white house bathroom. This attractive home is being offered to the market with no onward chain and would be a perfect hassle free purchase.

Externally there is a private tarmac side driveway with parking for two cars and small planted front garden area. Side gate access leads to an ample private rear garden area, largely laid to lawn with paved pathways and a good size timber storage shed and timber fencing surround. Early internal viewing is highly recommended.

## FEATURES

- Stunning Semi-Detached Family Home
- Attractive Lounge & Excellent Modern Dining Kitchen
- 3 Ample Bedrooms & 1 En-suite Shower Room
- Sought After Location On New Development
- Modern 3-pce Family Bathroom & 2-pce Cloaks
- Generous Lawned Garden, Drive For 2 Cars
- Walking Distance To Clitheroe Centre
- Freehold; No Onward Chain



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Composite external front door.

#### Cloakroom

Modern spacious 2-pce white suite comprising low level w.c., pedestal wash basin with mixer tap, panelled radiator, tiled effect vinyl flooring, extractor fan.

#### Lounge

16' 1" max x 11' 8" (4.90m max x 3.56m)  
Light and airy spacious lounge with uPVC double glazed windows to the front and side elevation, panelled radiator, television point, telephone point, staircase leading to first floor.

#### Dining Kitchen

4.5m x 3.2m (14' 9" x 10' 6")  
Superb open plan light and airy room with an array of modern white fitted wall, base and drawer units with complementary wood style laminate working surfaces and upstands, under unit spotlighting, integrated stainless steel electric oven and grill with 4-ring gas hob, single stainless steel sink drainer unit with mixer tap, various built in appliances including dishwasher, washing machine and fridge freezer, uPVC double glazed window overlooking rear garden, vinyl fitted flooring, built in storage cupboard, panelled radiator, PVC french doors leading out to garden.

### First Floor

#### Landing

Attractive spindle balustrade, built in cupboard.

#### Bedroom One (front)

13' 8" max x 8' 5" (4.17m x 2.57m)  
Excellent double bedroom with carpet flooring, panelled radiator, uPVC double glazed window.

#### En-suite Shower Room

Modern 3-pce white suite comprising double shower enclosure with electric shower and glazed screen, pedestal wash basin with mixer tap, low level w.c., part tiled walls, tiled effect vinyl flooring, shaver point, panelled radiator, uPVC double glazed window.

#### Bedroom Two (rear)

10' 4" x 8' 5" (3.15m x 2.57m)  
Ample double room with carpet flooring, panelled radiator, uPVC double glazed window with views towards Pendle Hill and St Marys Parish Church.

#### Bedroom Three (front)

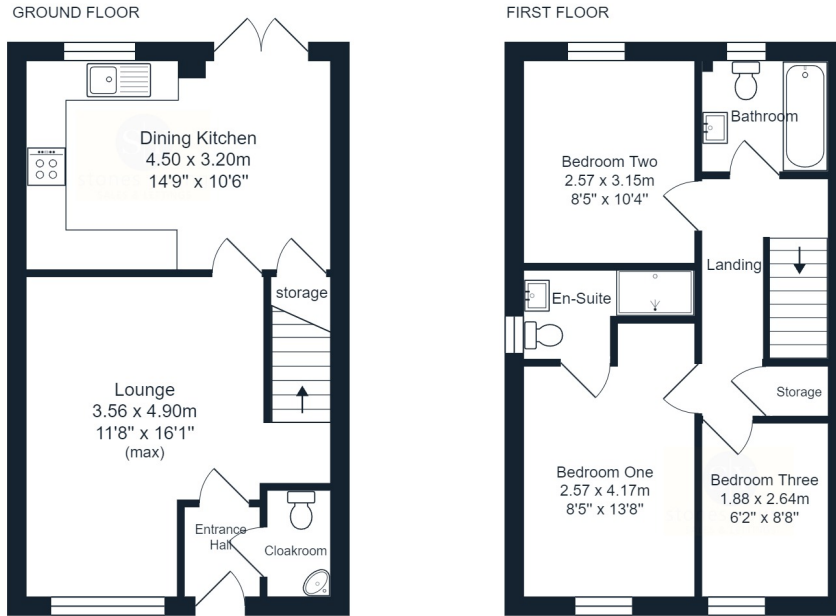
8' 8" x 6' 2" (2.64m x 1.88m)  
Single sized flexible room with carpet flooring, panelled radiator, uPVC double glazed window.

#### Bathroom

Modern 3-pce white suite comprising panelled bath with mixer tap, low level w.c., pedestal wash basin with mixer tap, part tiled walls, tiled effect vinyl flooring, extractor fan, panelled radiator, uPVC double glazed window.



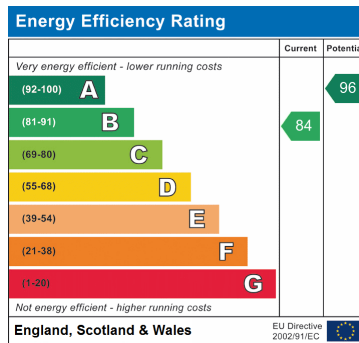
# FLOORPLAN & EPC



## Molland Drive, Clitheroe

Total Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

