



37 Moorland Crescent,
Clitheroe

Chain Free £329,950

An excellent detached house on a desirable cul-de-sac off Pimlico Road; built circa 1980 by Broseley Homes with brick elevations under a tiled roof. Enjoying the benefits of a wide plot, its rear garden is particularly generous. Well presented throughout, the accommodation briefly comprises – ground floor: porch, kitchen, dining room, lounge, sitting room, utility room, three-piece wet-room. First floor: three good bedrooms and a three-piece shower room. Plenty of parking and a super garden against the backdrop of mature trees. (1,100 sq ft/102.2 sq m approx/EPC: C).

This property has solar roof panels and cavity wall insulation.



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Directions

When travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace and right at the next roundabout into Pimlico Road. Continue for approximately half a mile before turning right into Moorland Road. Take the second turning on the left into Moorland Crescent and the property can be found at the head of the cul-de-sac on the left-hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Worcester boiler with a hot water cylinder in a first floor airing cupboard. Council tax payable to RVBC Band D. Freehold tenure.

Additional Features

The property has PVCu double glazed windows and external doors, cavity wall insulation and solar roof panels (owned).

Location

Located on the north side of town with quick and convenient access to the A59 trunk road and handy for the nearby schools, CRGS and Pendle County Primary.

Accommodation

Approached over a block paved drive, the front door opens to a spacious porch. The kitchen is to a galley style with an ample arrangement of base and wall units along two walls, featuring quartz counters and splashback tiling. There is a Belling split level oven and grill with a ceramic hob beneath an extractor filter. Spaces for an upright fridge freezer and a slot-in dishwasher; a stainless steel single drainer sink unit and a small breakfast bar. The dining room is next with a tiled floor and French doors opening to the patio and garden. It links nicely with a charming sitting room having a particularly wide bay window overlooking the garden and with an oak floor. The lounge has a wide window and from here you have an excellent view of Pendle Hill. The room's focal point is a feature fireplace with an electric coal effect fire for instant warmth and ambience. The utility room has windows on two elevations and space for both a washing machine and dryer. The floor and walls are tiled like the adjoining wet-room. This wet floor bathroom has a Grohe thermostatic shower, low suite wc and a pedestal washbasin. Towels warm on a chromed ladder radiator and there are two windows.

A railed staircase rises from the lounge to a first floor landing with a loft access hatch and a walk-in shelved airing cupboard housing a hot water cylinder which is connected to solar roof panels. With three good bedrooms, the generous master enjoys a full view of Pendle Hill as does bedroom 3. Bedroom 2 is rear facing overlooking the garden and the wooded backdrop. The stylish house bathroom consists of a walk-in cubicle with a glass screen and a Hansgrohe thermostatic shower, a wall hung vanity washbasin and a low suite wc. The walls are tiled and there is a chromed ladder radiator for towels. For ease of cleaning the ceiling has been lined with shower board.

Outside

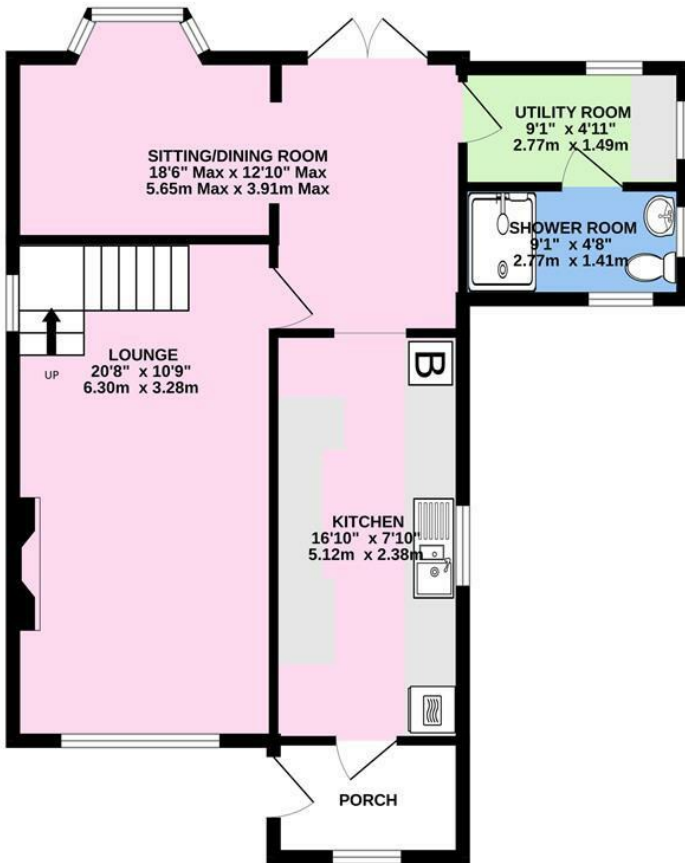
Pleasantly positioned at the head of this popular cul-de-sac, a block paved drive provides ample off-road parking. Being a corner plot the garden widens as it deepens and there are areas of hardstanding to each side, particularly large to the left-hand side. The substantial rear garden enjoys a west – south/westerly orientation comprising a large patio area with a lawn and perimeter planting. There are two timber sheds to the right-hand side. A great place to enjoy the sunshine and with a decent degree of privacy too.

A full internal inspection is most certainly advised for this super property.

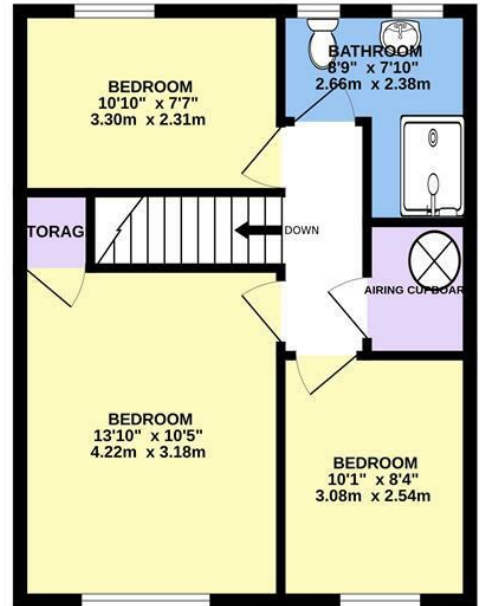
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



37 MOORLAND CRESCENT, CLITHEROE, BB7 4PY

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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