

23 Molland Drive, Clitheroe

£68,750 Leasehold

Immaculate 3-bed house in desirable location. Perfect for first-time buyers with shared ownership or full market value option. Includes furniture and appliances. Landscaped garden, patio, double driveway. Easy access to amenities, schools, train station. Eligibility criteria apply. Outdoor oasis for relaxation and entertainment. Price £68,750 for 25% share or £275,000 full market value. Early viewing recommended.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Presenting this immaculate 3-bedroom house situated in a desirable location within a new development. This superb modern end mews style home offers a beautiful interior that is immaculately presented. The property is available for either a shared ownership scheme or a 100% full market value purchase option, making it an ideal opportunity for first-time buyers. The accommodation includes 3 bedrooms, a modern en-suite, and a stylish bathroom. Furthermore, this property is conveniently being offered to the market to include furniture and appliances, providing a hassle-free move-in experience. The modern kitchen diner and spacious lounge offer a perfect blend of comfort and functionality. Residents will enjoy the stunning larger landscaped garden and patios, as well as a side double driveway and front garden area. Additionally, the location affords easy access to town amenities, schools, and countryside walks straight from your doorstep. Not to mention, the property is within walking distance to the train station, ensuring convenient connectivity for commuters. Eligibility criteria apply; please enquire for further details.

Step outside into the appealing outdoor space of this property, showcasing ample opportunities for relaxation

and entertainment. The stunning larger landscaped garden and patios create an inviting atmosphere for outdoor gatherings or quiet moments of serenity. The side double driveway provides convenient off-road parking, while the front garden area adds a touch of greenery to the residence. This outdoor oasis is perfect for those seeking a balance between indoor comfort and outdoor enjoyment. Whether hosting a barbeque with friends or simply unwinding in the open air, the outdoor space of this property offers a versatile canvas for your lifestyle needs. Don't miss out on the chance to make this tranquil retreat your new home. Early viewing is recommended.

- The advertised price of £68,750 is for a 25% share, the 100% full market value is £275,000 – this property is being offered to the market on a shared ownership scheme with Jigsaw Homes North by purchasing a share of either 25%, or larger shares up to 75%.
- Superb Modern End Mews Style Home
- Shared Ownership Scheme Or 100% Full Market Value Purchase
- Beautiful Immaculately Presented Interior
- 3 Bedrooms, Modern En-suite & Bathroom
- Offered To Market To Include Furniture & Appliances
- Stunning Larger Landscaped Garden & Patios
- Side Double Driveway & Front Garden Area
- Modern Kitchen Diner & Spacious Lounge
- Desirable Position On New Development
- Walking Distance To Town, Amenities & Schools



Entrance Vestibule

Laminate wood style flooring, panel radiator, uPVC double glazed front door.

WC

Vinyl flooring, 2-pce in white comprising of basin and low level w.c., panel radiator.

Lounge

Laminate wood style flooring, panel radiator, uPVC double glazed window x2, stairs to the first floor.

Kitchen Diner

Vinyl flooring, modern fitted base and wall units with contrasting worktops, integrated gas hob and electric oven, extractor fan, stainless steel splashback, stainless steel sink and drainer unit, washing machine, American style fridge freezer, microwave, uPVC double glazed French doors, uPVC double glazed window, panel radiator, under stairs storage cupboard.

Landing

Attractive spindle balustrade, carpet flooring, storage cupboard, loft access, panel radiator.

Bedroom One

Carpet flooring, double bedroom, panel radiator, uPVC double glazed window, fitted wardrobes.

En-suite

Vinyl flooring, modern 3-pce suite in white comprising low level w.c., pedestal basin with mixer tap, shower enclosure with electric shower, tiled splashbacks, panel radiator, uPVC double glazed frosted window.

Bedroom Two

Carpet flooring, double bedroom, uPVC double glazed window, fitted wardrobes, panel radiator.

Bedroom Three

Laminate flooring, uPVC double glazed window, panel radiator, free standing made to measure office furniture. (can be removed to accommodate a single bed).

Bathroom

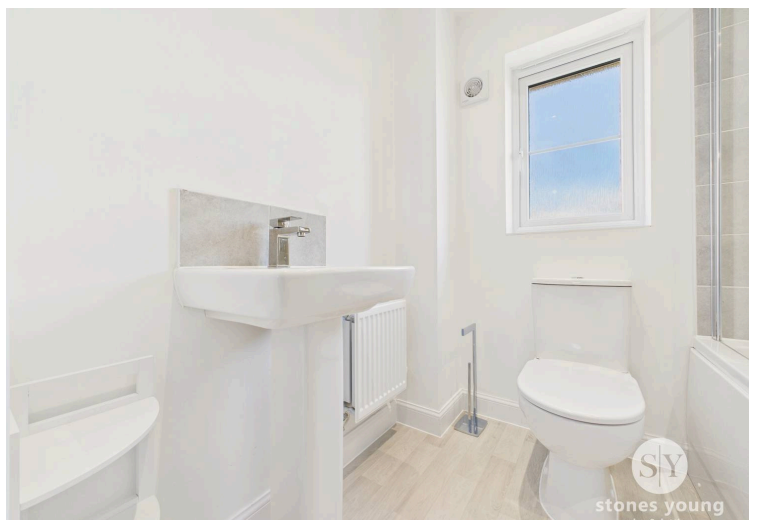
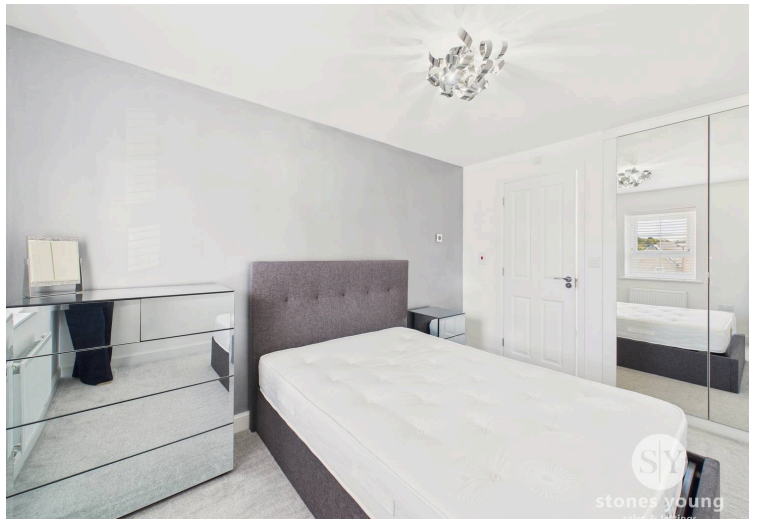
Vinyl flooring, modern 3-pce in white comprising low level w.c., pedestal wash basin and panel bath with mains fed shower over, tiled splashback, uPVC double glazed frosted window.

Additional Information

Jigsaw Homes North Housing Group information in relation to shared ownership eligibility criteria: Any prospective buyers will please need to contact Jigsaw Homes North to complete a Shared Ownership application. To assess your eligibility, you'll need to register with a Help to Buy Agent. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Further Shared Ownership Information

The full market value of the property is £275,000. The share purchase price is calculated using the full market value and the percentage share purchased. If you buy the advertised 25% share, the share purchase price will be £68,750 and the rent will be £478.18 a month. Larger shares can be bought. In addition to the rent, the monthly payment to the landlord includes a service charge of £32.81. Lease term is 246 years with a shared ownership house lease. You can purchase up to 100% of the property. At 100% ownership, the freehold will be transferred to you. For further detailed information, please ask the agent.





Approximate total area⁽¹⁾
757 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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