

18 MOLLAND DRIVE
CLITHEROE
BB7 2RY

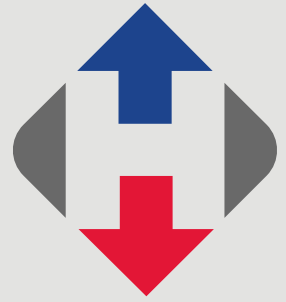
£290,000



- Modern detached family home
- Corner plot with elevated position
- 3 bedrooms, master en-suite
- Dual aspect living room
- Dining kitchen with patio doors
- Much sought after location
- Gas CH & UPVC double glazing
- 78m² (839 sq ft) approx.

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Situated in a corner plot and an elevated position, this detached family home offers modern, well presented living accommodation throughout. Accommodation comprises a spacious hallway, cloakroom, dual aspect living room, modern fitted dining kitchen with patio doors onto the rear garden, three bedrooms, the master with a 3-piece en-suite, and a house bathroom.



The property enjoys a two-tier enclosed garden with a lawned section and a large composite decked area, and also benefits from allocated parking for two cars.

LOCATION: From our sales office travel down Castle Street straight onto York Street and at the roundabout turn left onto Wellgate. Proceed straight over the next mini roundabout onto Waddington Road and turn right under the railway bridge. Follow the road along before turning left onto the Waddow Heights development. From here take the next left onto Molland Drive and at the next T-junction turn right. Number 18 can be found at the top left of the road.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With composite external door and built-in storage cupboards housing consumer unit.

CLOAKROOM: 2-piece white suite comprising low-level w.c. and hand washbasin.

LIVING ROOM: 3.2m x 4.7m (10'7" x 15'7"); with television and telephone point.

DINING KITCHEN: 2.6m x 4.8m (8'8" x 15'7"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and a range of built-in appliances including electric oven, 4-ring gas hob with stainless steel extractor over, built-in fridge-freezer, plumbed and drained for an automatic washing machine, housed combination boiler and UPVC patio doors to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.3m x 3.2m (10'9" x 10'6").

EN-SUITE SHOWER ROOM: Modern 3-piece white suite comprising a low-level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, extractor fan.





BEDROOM TWO: 2.6m x 2.6m (8'8" x 8'8").

BEDROOM THREE: 2.7m x 1.9m (8'8" x 6'4").

HOUSE BATHROOM: A modern 3-piece white suite comprising low-level w.c., pedestal wash-hand basin and a panelled bath with a plumbed shower over and vanity screen, part-tiled walls, extractor fan.

OUTSIDE: The property benefits from 2 allocated parking spaces and a Pod Point 7kW electric car charger. The property enjoys an elevated position with a private enclosed garden area which is split into 2 tiers with a lawned section and a large composite decked area with stone pathways.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

COUNCIL TAX BAND D.

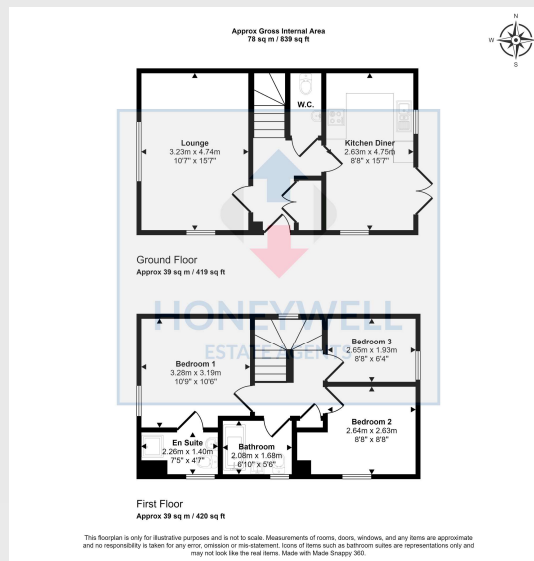


EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.

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18 Molland Drive, Clitheroe, BB7 2RY
MJ/CJ/141123

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