



1 Molland Drive, Clitheroe, BB7 2RY
£275,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

Nestled in the charming location of Molland Drive, Clitheroe, this semi-detached house is a true gem. Boasting a modern design and built in 2021, this property exudes elegance and style.

As you step inside, you are greeted by a spacious hallway, with access to the W/C. Through the door you will find a spacious lounge area that is perfect for entertaining guests or simply relaxing. The property features three inviting bedrooms, ideal for a growing family or those in need of extra space. With two beautifully appointed bathrooms, including an en-suite, convenience is at the forefront of this home.

One of the standout features of this property is the well-equipped kitchen, complete with integrated appliances and under unit lighting. The patio doors open up to the garden, creating a seamless flow between indoor and outdoor living - perfect for enjoying those sunny summer days.

Situated in a 'cul de-sac' location on Waddow Heights, this property offers tranquillity and privacy. With parking space for two vehicles, you'll never have to worry about finding a spot after a long day.

Conveniently located within walking distance of the town centre amenities and reputable schools such as Moorland and Clitheroe Royal Grammar School, this property offers the perfect blend of convenience and comfort. Easy access to the A59 ensures that you are well-connected to major road networks, while Brungerley Park provides a serene escape for leisurely strolls.

In perfect condition and thoughtfully upgraded by the current owners, this property is a rare find that ticks all the boxes. Don't miss the opportunity to make this modern development off Waddington Road your new home sweet home.

Freehold
Council Tax Band D
Management Charge - estimated to be £165 p/a once development has completed

External

Drive way for ample off road parking

Hall 4'5" x 3'8" (1.36 x 1.14)

Entrance to W/C

W/C 5'3" x 3'11" (1.62 x .95)

Modern W/C

Lounge 16'0" x 15'1" (4.9 x 4.6)

Natural light within the property - access to the stairs

Kitchen / Diner 14'9" x 10'5" (4.5 x 3.2)

Tiled flooring with integrated fridge/ freezer, dishwasher, washing machine, oven and gas hob with extractor and wine cooler.

First Floor

Landing 11'9" x 6'2" (3.6 x 1.9)

Access to all bedrooms

Master bedroom 11'9" x 8'6" (3.59 x 2.61)

Front of the property, fully carpeted - access to en-suite shower room

En-suite 8'6" x 4'3" (2.6 x 1.3)

Shower room

Bedroom 2 10'2" x 8'6" (3.1 x 2.6)

Rear of the property - Double bedroom

Bedroom 3 8'6" x 6'2" (2.6 x 1.9)

Great use for a home office or a bedroom

Bathroom 6'2" x 5'6" (1.9 x 1.7)

Three piece suite, shower within the bath

Rear gardens

Patio and garden, majority laid to lawn with fence.

