



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>95</p> <p>83</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Molland Drive, Clitheroe, BB7 2RY

£290,000

A STYLISH THREE BEDROOM DETACHED FAMILY HOME

Nestled in the heart of a popular development off Waddington Road in Clitheroe, this three bedroom, detached home is perfectly suited for a small family looking for their dream family home finished in neutral tones and contemporary fixtures and fittings. The property is within the catchment area of renowned local schools and provides easy access to nearby amenities, commuter routes and public transport links from Clitheroe Interchange.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to a cloakroom, downstairs WC, living room, and a contemporary kitchen/diner. The kitchen/diner has French doors to the garden. To the first floor is a landing with doors leading to three bedrooms and a three-piece family bathroom suite. The main bedroom benefits from an en suite shower room. Externally the property offers a laid to lawn enclosed side garden with composite decking. The front of the property has bedding areas that wrap to the side. There is off road parking included.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Molland Drive, Clitheroe, BB7 2RY

£290,000



- Fantastic Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: B
- Three Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Dining Kitchen
- Enclosed Garden
- Council Tax Band D

Ground Floor

Entrance Hallway

14'8 x 6'9 (4.47m x 2.06m)

Composite double glazed front entrance door, central heating radiator, wood effect flooring, stairs to the first floor and doors to reception room, WC, cloakroom and kitchen.

WC

6' x 3'1 (1.83m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin and wood effect flooring.

Kitchen

15'6 x 8'9 (4.72m x 2.67m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated dishwasher and fridge freezer, enclosed boiler, spotlights, wood effect flooring and UPVC double glazed French doors to the side elevation.

Reception Room

15'6 x 10'8 (4.72m x 3.25m)

Two UPVC double glazed windows, central heating radiator and television point.

First Floor

Landing

UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms, bathroom and linen closet.

Bedroom One

10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window, central heating radiator and door to the en suite.

En Suite

7'7 x 4'8 (2.31m x 1.42m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, electric feed shower unit, part tiled elevations, shaver point, extractor fan and tiled flooring.

Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'10 x 6'5 (2.69m x 1.96m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 5'7 (2.08m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, extractor fan and tiled flooring.

External

Side

Laid to lawn garden with composite decking.

Front

Bedding areas and off road parking and Pod Point 7kw Electric Car Charging Point

