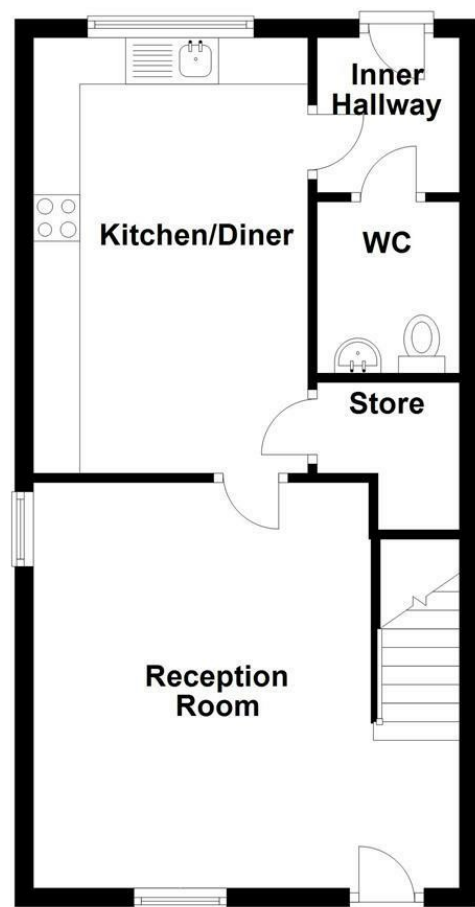


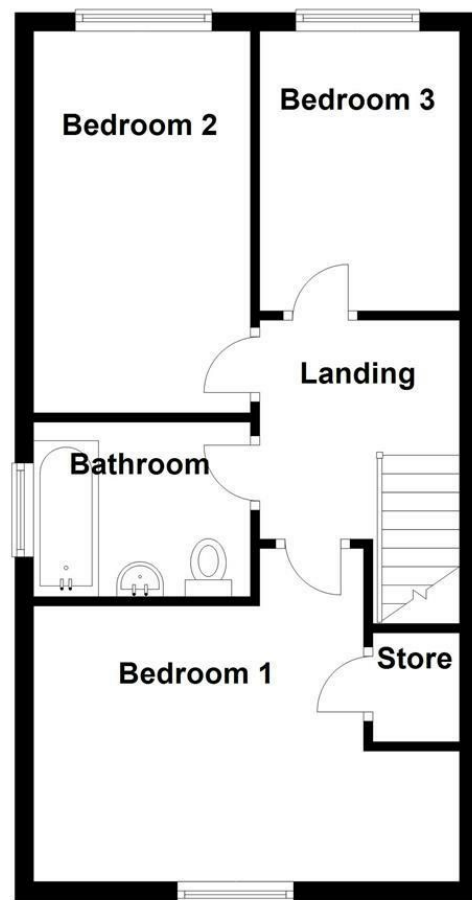
## Ground Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



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
Very energy efficient - lower running costs			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

### £279,950

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Clitheroe on popular estate. With stylish decoration, stunning gardens and off road parking, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to bus routes, local schools and amenities, as well as network link to Skipton, Blackburn, Burnley and major motorway links.

The property comprises briefly; a welcoming and spacious reception room leads on to a modern kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to an inner hallway. The inner hallway guides you through to a WC and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern bathroom. Externally there is an enclosed garden to the rear which has been beautifully landscaped with laid to lawn, paving and bedding areas, as well as access on to a fantastic summer house. To the front there is a garden with paving and bedding areas and off road parking for up to two cars.

For further information or to arrange a viewing please contact our Ribble Valley team at your earliest convenience.

# Molland Drive, Clitheroe, BB7 2RY

£279,950



- Exceptional Semi Detached Property
- Spacious Rooms
- Off Road Parking
- Council Tax Band D
- Three Bedrooms
- Beautifully Landscaped Gardens
- EPC Rating B
- Modern Fixtures And Fittings
- Perfect Family Home
- Tenure Freehold

## Ground Floor

### Entrance

Composite double glazed frosted door to the reception room.

### Reception Room

15'1 x 14'4 (4.60m x 4.37m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, television point, door to the kitchen diner, staircase to the first floor.

### Kitchen Diner

15'5 x 9'8 (4.70m x 2.95m)

UPVC double glazed leaded window, central heating radiator, smoke alarm, a range of cream wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer and dish washer, integrated boiler, under stairs storage cupboard, under unit lighting, wood effect lino flooring, door to the inner hallway.

### Inner Hallway

5'6 x 5 (1.68m x 1.52m)

Central heating radiator, door to the WC and a composite double glazed frosted door to the rear.

### WC

6'1 x 4'10 (1.85m x 1.47m)

Central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, extractor fan, wood effect lino flooring.

## First Floor

### Landing

7'11 x 7'1 (2.41m x 2.16m)

Smoke alarm, loft access, doors to three bedrooms and bathroom.

### Bedroom One

15'1 x 11'9 (4.60m x 3.58m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard.

### Bedroom Two

13'6 x 7'8 (4.11m x 2.34m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

9'11 x 7'1 (3.02m x 2.16m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'8 x 6'2 (2.34m x 1.88m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with electric feed shower and mixer tap, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan, wood effect lino flooring.

## External

## Front

Paved garden with bedding areas and driveway for up to two cars.

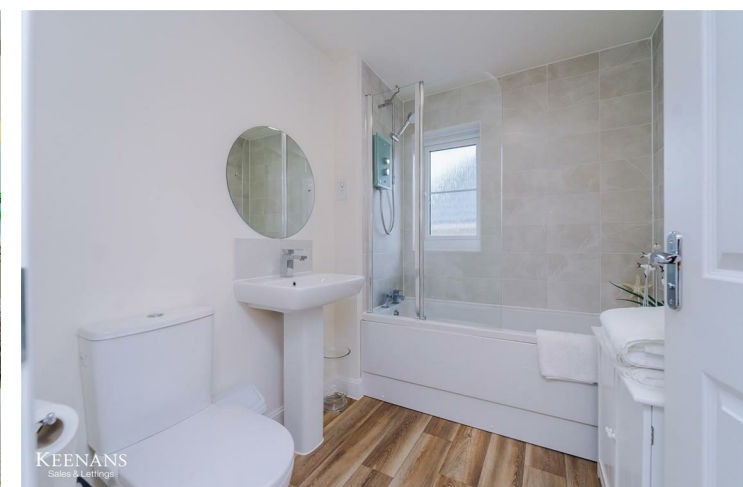
## Rear

Enclosed laid to lawn garden with paving, bedding, decking and access to a summer house.

## Summer House

11 x 6'11 (3.35m x 2.11m)

Power and lighting.



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