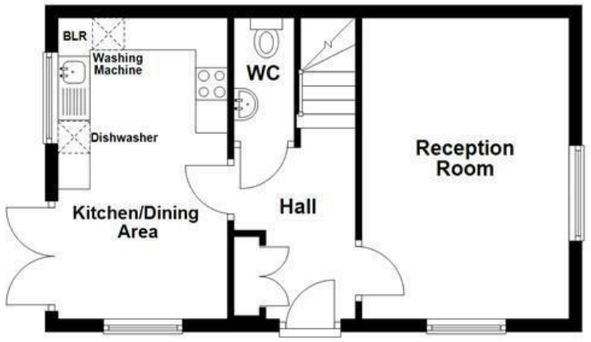
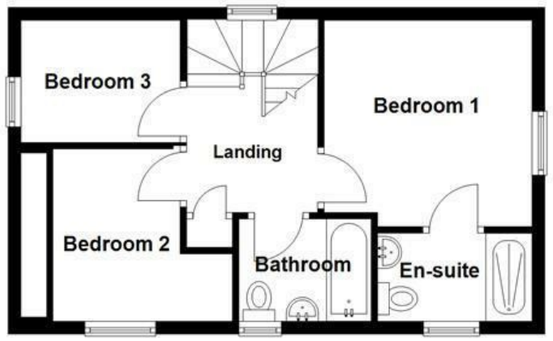
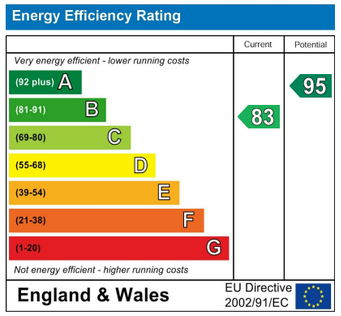
Keenans

Ground Floor



First Floor





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Molland Drive, Clitheroe, BB7 2RY

£385,000

A FULLY FURNISHED, THREE BEDROOM DETACHED HOME IN CLITHEROE, RIBBLE VALLEY.

This exceptionally styled, beautifully furnished home is being delivered to the market in the highly sought after area of Clitheroe, in the heart of the Ribble Valley. Within walking distance from the town centre, Interchange, and close to local amenities which are wrapped around breath-taking views of the Forest of Bowland. The location provides great travel links to all major cities.

This home would perfectly suit anyone looking for a rural home to gain a diverse mix of country life and wellbeing, whilst taking advantage of great amenities. The property boasts premium fixtures, fittings, integrated appliances and a modern interior decoration throughout.

The property comprises briefly; Entrance into a welcoming hallway, with Amtico flooring throughout adding a touch of elegance. The hallway houses a staircase to the first floor and doors leading to a WC, generous reception room and an upgraded dining kitchen. The kitchen is gifted with patio doors which introduce a great amount of light including a dual aspect. The patio leads you out to the immaculate rear garden. The dining kitchen is fitted with a range of modern panelled wall and base units and includes integrated and additional appliances. To the first floor, the property enjoys three good sized bedrooms and a family bathroom suite. The main bedroom features a good sized en-suite shower room, the second bedroom comes with bespoke wardrobes and a functional office space, and the third bedroom which is also a good size benefits from bespoke chest drawers.

Molland Drive, Clitheroe, BB7 2RY

£385,000

3 2 1 B

- Exquisite Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking - Secure Private Driveway
- EPC Rating B
- 850 SqFt
- Fully Furnished
- Tenure Freehold
- Not Over Looked
- Gorgeous Interior Style
- Council Tax Band D

Ground Floor

Entrance Hall

15'6 x 6'9 (4.72m x 2.06m)

Composite double glazed front door, central heating radiator, smoke detector, Amtico wood effect flooring, doors leading to WC, reception room, kitchen/dining area, cloakroom and stairs to first floor.

Reception Room

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

Two UPVC double glazed windows with fitted shutters and blackout blinds, central heating radiator and television point.

WC

6'4 x 3'1 (1.93m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, partially tiled elevations, extractor fan and Amtico wood effect flooring.

Kitchen/Dining Area

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

Two UPVC double glazed windows with fitted shutters, central heating radiator, range of panelled wall and base units with quartz work surfaces, integrated double oven, four ring gas hob and extractor hood, inset stainless steel sink with integrated draining ridges and mixer tap, integrated dishwasher, integrated fridge freezer, integrated washing machine, enclosed boiler, tiled splashback, Amtico wood effect flooring and UPVC double glazed French doors to rear with fitted shutters.

First Floor

Landing

9'7 x 6'9 (2.92m x 2.06m)

UPVC double glazed window, loft access, smoke detector, doors leading to three bedrooms, bathroom and store.

Bedroom One

10'9 x 10'5 (3.28m x 3.18m)

UPVC double glazed window with fitted shutters and blackout blinds, central heating radiator and door to en suite.

En Suite

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

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, extractor fan, partially tiled elevations and wood effect flooring.

Bedroom Two

10'11 x 8'9 (3.33m x 2.67m)

UPVC double glazed window with fitted shutters, central heating radiator and fitted wardrobes.

Bedroom Three

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

UPVC double glazed window with fitted shutters and central heating radiator.

Bathroom

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

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan and wood effect flooring.

External

Rear

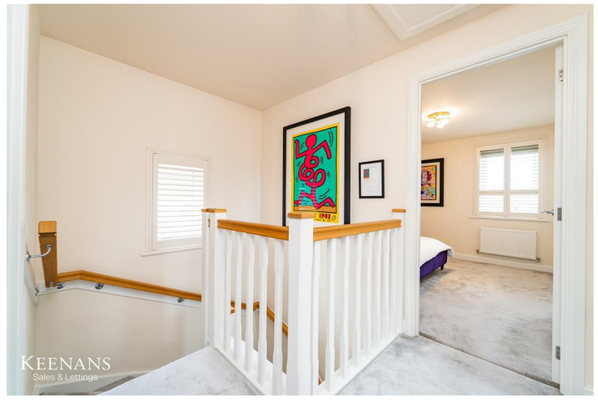
Laid to lawn garden.

Front

Bedding areas and path to front entrance.

Side

Laid to lawn garden with bedding areas and driveway.



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