

2 MOORLAND CRESCENT  
CLITHEROE  
BB7 4PY

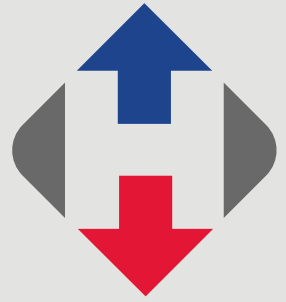
£260,000



- Extended semi-detached family home
- 4 bedrooms, bath & shower rooms
- Superb potential to update
- Gas CH & PVC DG
- Superb location with views to rear
- Lounge, dining room & extended kitchen
- Gardens front & rear, dbl drive & garage
- 119 m2 (1,284 sq ft) approx.

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Situated on the corner plot of a sought after cul-de-sac location with a superb view out from the rear over Clitheroe towards Pendle Hill, this extended semi-detached family home offers fantastic potential with accommodation comprising a separate lounge and dining room with bay windows, extended fitted kitchen, four bedrooms (three double and one single) and separate bath and shower rooms.



The property is situated in a sought after location of Clitheroe, enjoying close proximity to both the town's many amenities and the Ribble Valley countryside. Viewing is highly recommended.

**LOCATION:** From our sales office proceed down Castle Street and straight on into York Street. Follow the road to the roundabout and turn left onto Well Terrace. At the next roundabout turn right onto Pimlico Road. Follow the road along and over the bridge. Continue along for a short while and then turn right onto Moorland Crescent. Number 2 can be found at the end of the road on the left hand side.

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

**ENTRANCE HALLWAY:** With PVC external door, staircase to the first floor landing and understairs storage cupboard with further door through to the garage.

**LOUNGE:** 4.0m x 3.7m (13'2" x 12'2"); with feature bay window, feature fireplace surround and television point.

**DINING ROOM:** 3.7m x 3.4m (12'3" x 11'2"); with feature square bay PVC window and feature fireplace surround.

**DINING KITCHEN:** 5.5m x 2.4m (18' x 7'11"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, built-in electric double oven, 4-ring electric hob with extractor over, stainless steel sink unit, plumbed and drained for automatic dishwasher, partially-tiled walls, external door to the rear of the property and built-in pantry area.

**GARAGE:** 4.8m x 3.1m (15'9" x 10'1"); with up-and-over door, power and lighting points, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, wall-mounted Worcester combination central heating boiler.

**FIRST FLOOR:**

**LANDING:** With access via a drop down ladder to a fully-boarded loft with power and light.





**BEDROOM ONE:** 3.7m x 3.1m (12'2" x 10'2"); with fitted wardrobes to one wall and fitted dressing table.

**BEDROOM TWO:** 3.6m x 3.5m (11'10" x 11'4"); with fitted wardrobes to one wall.

**BEDROOM THREE:** 4.1m x 2.9m (13'5" x 9'8").

**BEDROOM FOUR:** 2.8m x 2.6m (9'3" x 8'8"); with fitted wardrobes to one wall.

**BATHROOM:** With 3-piece suite comprising low level w.c., pedestal hand washbasin and panelled bath and fully-tiled walls.

**SHOWER ROOM:** With 3-piece suite in white comprising low level w.c., pedestal hand washbasin and a corner shower enclosure with electric shower, heated stainless steel towel rail, under eaves storage cupboard and double glazed Velux window.

**OUTSIDE:** The property is situated on a corner plot with a lawned front garden with flowerbeds and shrubs surrounding, a double driveway providing off-road parking for two cars and a paved patio side garden leading round to a majority lawned rear garden with flower beds surrounding a raised low maintenance patio area. The rear and side gardens enjoy open views over Clitheroe towards Pendle Hill.

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

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

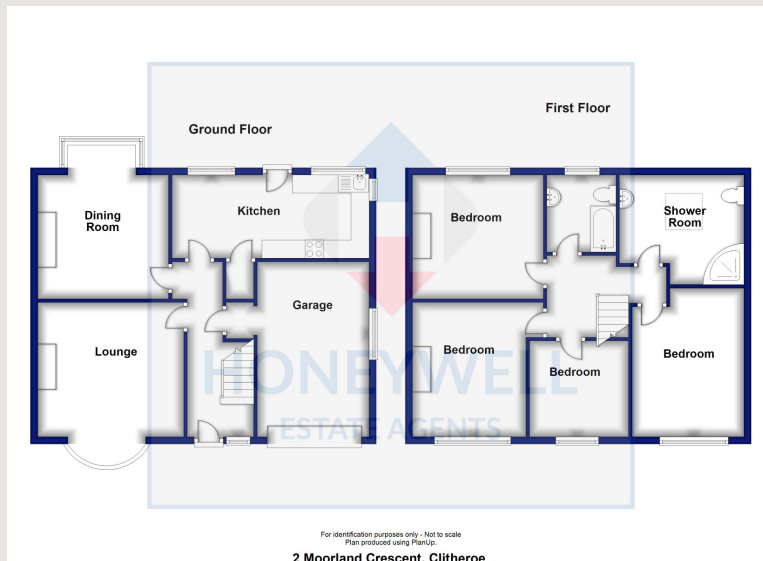
**COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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2 Moorland Crescent, Clitheroe, BB74PY  
MJ/ZR/080219

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