

34 MOORLAND CRESCENT  
CLITHEROE  
BB7 4PY

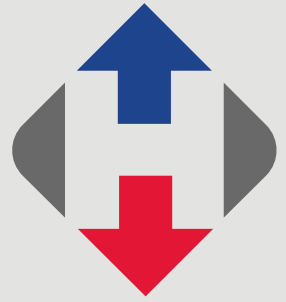
£235,000



- Mature semi-detached house
- 3 bedrooms, 3-piece bathroom
- Dining room & kitchen
- Attractive outlooks towards Pendle Hill
- Large rear garden
- Lounge with bay window
- Requires modernisation
- 91 m<sup>2</sup> (981 sq ft) approx.

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A mature bay-fronted semi-detached house situated in this desirable cul-de-sac location which has a large garden to the rear with pleasant elevated outlooks towards Pendle Hill. The house does not require any modernisation but offers excellent potential to create a beautiful family home. The house has two separate reception rooms, a kitchen and w.c on the ground floor with three bedrooms and bathroom on the first floor.



Externally there is a front garden, driveway, attached GARAGE and good-sized rear garden. Viewing is recommended.

**LOCATION:** From our sales office continue along Castle Street and continue straight on at the library clock into York Street. Turn left at the roundabout and right at the next roundabout into Pimlico Road. Proceed straight on crossing the railway bridge and turn first right into Moorland Road, turn left at the top into Moorland Crescent and the house can be found on the right hand side.

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

**ENTRANCE PORCH:** With PVC front door, tiled floor and door to:

**HALLWAY:** With coved cornicing and staircase off to first floor.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. with push button flush and pedestal washbasin with chrome taps.

**LOUNGE:** 3.7m + the bay x 4.0m (12'2" + the bay x 13'3"); with feature bay window, coved cornicing, television point and feature open fire with tiled hearth and surround.

**DINING ROOM:** 3.4m x 3.8m (11'3" x 12'4"); with coved cornicing, television point, fitted gas fire with Baxi Bermuda central heating back boiler.

**KITCHEN:** 3.5m x 2.1m (11'4" x 6'10"); fitted range of oak-fronted wall and base units with complementary laminate work surface and tiled splashback, electric cooker, one and a half bowl stainless steel sink unit with mixer tap, plumbing for a washing machine, space for fridge and door to rear garden.

**FIRST FLOOR:**

**LANDING:** With window to side elevation.





**BEDROOM ONE:** 3.4m x 3.6m (11'3" x 11'9"); with outlooks towards Pendle Hill and built-in wardrobes to either side of the chimney breast.

**BEDROOM TWO:** 3.7m x 3.5m (12'2" x 11'5"); with built-in wardrobes with cupboards over.

**BEDROOM THREE:** 2.4m x 1.7m opening to 2.8m (7'11" x 5'6" opening to 9'4"); with overstairs storage cupboard.

**BATHROOM:** With 3-piece suite comprising low suite w.c., pedestal washbasin, panelled bath with shower screen and electric shower and fully-tiled walls.

**OUTSIDE:** To the front of the property is a garden with stone boundary wall, side tarmac driveway leading to single attached GARAGE 4.6m x 2.5m max (15'1" x 8'3" max); electrically operated roller garage door, power and light and personal door to the rear. The large rear garden is extremely well-stocked with plants and shrubs and lawn with apple tree, pond and boundary fencing.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

**COUNCIL TAX BAND C.**

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

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

**SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.**





For identification purposes only - Not to scale  
Plan produced using PlanUp.

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