

1 MOORLAND ROAD
CLITHEROE
BB7 4PU

£305,000



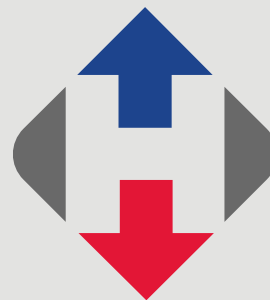
- Mature bay fronted semi-detached
- 3 bedrooms, modern bathroom
- Lounge with feature fireplace
- Dining room & extended kitchen
- Re-roofed & K-rendered 5 years ago
- Mature gardens, on corner plot
- Detached garage & driveway
- 96m² (1,029 sq ft) approx.

honeywell.co.uk

An attractive bay fronted semi-detached house situated on a generous corner plot with mature gardens on three sides plus a driveway and detached garage.

The house offers attractive accommodation with a spacious hallway, lounge with open fire, dining room with French doors leading to the garden and also open to the extended kitchen, a 2-piece cloakroom and rear porch. Upstairs there are three bedrooms, two of which have fitted wardrobes, and a modern 3-piece house bathroom with shower over the bath.

The house enjoys mature well-stocked gardens with lawns, greenhouse, shed, driveway and garage. The property was re-roofed and K-rendered approximately five years ago. Viewing is recommended.



LOCATION: Leaving Clitheroe town centre along Pimlico Road proceed straight on over the railway bridge and then turn first right into Moorland Road and the property is on the left-hand side.

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

ENTRANCE PORCH: With half-glazed PVC front door.

HALLWAY: With coved cornicing, window to side elevation, built-in corner cupboard with shelving, staircase off to first floor and Karndean flooring.

LOUNGE: 3.9m x 3.5m (12'8" x 11'6"); with feature bay window to front elevation, coved cornicing, fireplace housing open fire with stone surround, cast iron open fire and black granite hearth.

DINING ROOM: 3.3m x 3.6m (10'11" x 11'8"); with recessed spotlighting, glazed French doors opening onto rear garden, feature fireplace with gas stove set into chimney breast on stone hearth, Karndean flooring and open to:

KITCHEN: 4.5m x 3.7m (14'10" x 12'3"); with a fitted range of cream wall and base units with complementary solid hardwood work surfaces with tiled splashback and under unit lighting, ceramic Butler sink unit with mixer tap, double electric oven, 4-ring stainless steel gas hob with extractor over, integrated fridge-freezer, integrated dishwasher, plumbing for a washing machine and Karndean flooring.

REAR PORCH: With glazed door to rear garden.

CLOAKROOM: With 2-piece suite comprising low suite w.c. with push button flush and wall-hung wash-hand basin with mixer tap and part-tiled walls, chrome ladder style towel rail, extractor fan, Karndean flooring and mirror with electric light.

FIRST FLOOR:

LANDING: With spindles and oak balustrade, dado rail and loft access.





BEDROOM ONE: 3.1m x 3.5m (10'2" x 11'7"); with picture rail, a range of fitted wall-to-wall wardrobes and built-in doors.

BEDROOM TWO: 2.7m x 2.7m (8'11" x 8'11"); with coved cornicing.

BEDROOM THREE: 2.7m x 2.2m (8'11" x 7'2"); with built-in wardrobes with store cupboards over and varnished tongue and groove floorboards.

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and a P-shaped shower-bath with chrome mixer tap and Mira electric shower over with matching glass shower screen. Chrome heated ladder style towel rail, recessed spotlighting, windows to front and side elevation and Karndean flooring.

OUTSIDE: The property is set on a generous corner plot with mature gardens to the front, side and rear. A wrought iron gate leads to a pathway to the front door. The front garden is lawned with mature borders and mature boundary hedging offering excellent privacy. There is a side garden with lawn, borders and hedging. The rear garden has a paved patio area, lawn, mature trees and



shrubs, greenhouse and timber storage shed. To the rear of the property is a blocked paved driveway leading to a SINGLE DETACHED GARAGE with up-and-over door.

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.

TENURE: Leasehold.

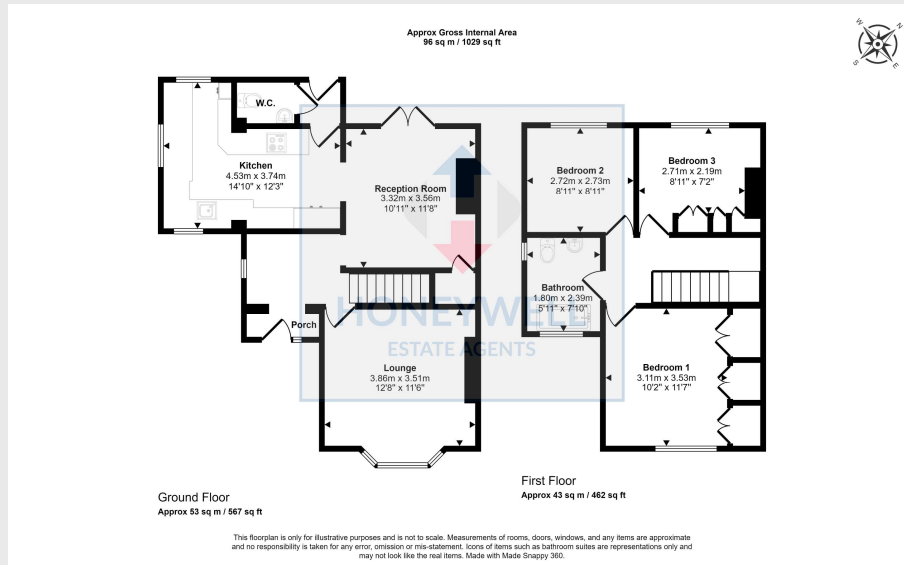
COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the property is D.

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.





1 Moorland Road, Clitheroe, BB7 4PU
CD/CJ/161023

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.