

62 MOLLAND DRIVE
CLITHEROE
BB7 2RY

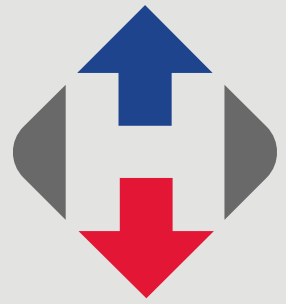
£285,000



- Immaculate modern semi-detached
- 3 bedrooms, bathroom with shower
- Bright & spacious living room
- Spacious dining kitchen
- Stunning private landscaped rear garden
- Parking, sought after location
- Gas CH & UPVC double glazing
- 85m² (913 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

Situated on the edge of this highly sought after development just off Waddington Road, this stunning semi-detached home has been lovingly upgraded inside and out by the current vendor and now offers immaculately presented living accommodation throughout.



Accommodation comprises a bright and spacious living room, large fitted dining kitchen with plenty of storage space and built-in appliances, a cloakroom and rear hall. On the first floor are three good-sized bedrooms and the house bathroom with a 3-piece suite including an electric shower.

The property benefits from a tarmac driveway for 2-3 cars to the side, flowerbed borders to the front and a magnificent landscaped rear garden which is not overlooked and enjoys a timber summer house.

LOCATION: From our sales office travel down Castle Street and York Street and then at the roundabout turn left onto Well Terrace. Follow the road straight over the next mini roundabout and then follow the road under the railway bridge on Waddington Road. Continue along for a short while and as the road drops down and to the right turn left here onto the Waddow Heights development. Part way in turn left onto Molland Drive and follow this road around to the left. Number 62 can be found on the right hand side.

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

LOUNGE: 4.7m x 4.4m (15'5" x 14'5"); with composite external door, television point, telephone point and staircase to the first floor landing.

DINING KITCHEN: 2.9m x 4.7m (9'7" x 15'5"); with a range of modern fitted base and matching wall storage cupboards with shelving and a range of built-in appliances including a fridge-freezer, washing machine and dishwasher, built-in electric oven with a 4-ring gas hob and a stainless steel

hood over, single drainer stainless steel sink unit, housed Ideal Logic combination central heating boiler and spacious understairs storage cupboard with electric meters.

REAR HALL: With composite external door.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c. and a pedestal wash-hand basin.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.5m x 2.9m (14'8" x 9'7"); with built-in storage cupboard.

BEDROOM TWO: 2.3m x 4.2m (7'8" x 13'9").

BEDROOM THREE: 2.1m x 3.0m (6'11" x 9'11").





HOUSE BATHROOM: With a 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with electric shower over and vanity screen, part-tiled walls.

OUTSIDE: The property is approached via a stone pathway with flowerbed borders. A tarmac driveway provides off-road parking for 2-3 cars to the side of the property. The property enjoys a superb landscaped rear garden which is lawned with large flowerbeds and shrubs surrounding, stone pathways and a large timber summerhouse. The garden is not overlooked to the rear.

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

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

COUNCIL TAX BAND D.

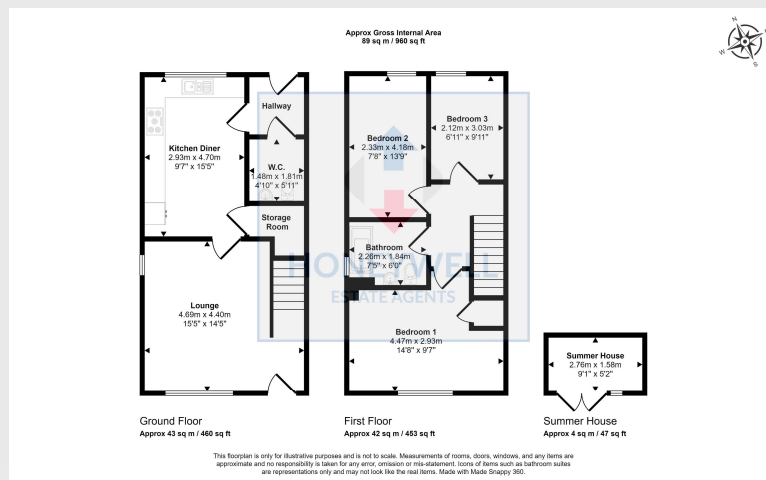
EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.



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62 Molland Drive, Clitheroe, BB7 2RY
MJ/CJ/070624

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