



25 Molland Drive, Clitheroe

£270,000 Freehold

THREE BEDROOM HOME ON WADDOW HEIGHTS Presenting a superb opportunity to acquire a contemporary three-bedroom terraced home, ideally positioned within walking distance of Clitheroe town centre and Clitheroe train station, offering the perfect blend of convenience and modern living. Situated on the desirable Waddow Heights development, this five-year-old property benefits from five years remaining on its NHBC warranty, providing buyers with added peace of mind.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Entering the home, you are greeted by a welcoming hallway that leads to a spacious lounge, designed for comfort and relaxation, with ample natural light creating a warm and inviting atmosphere. The heart of the home is the stylish kitchen diner, featuring sleek cabinetry, integrated appliances, and generous dining space. A practical downstairs WC adds further convenience for family living.

Upstairs, the property boasts three well-proportioned bedrooms, including a master suite complete with a contemporary en-suite shower room, offering a private retreat for homeowners.

The additional bedrooms provide flexible accommodation, suitable for children, guests, or home office use, while a modern family bathroom, finished to a high standard, serves the remaining bedrooms.

Designed with low maintenance and low running costs in mind, this home is perfect for those seeking an efficient and easy-care lifestyle, with features that minimise upkeep and maximise comfort. The property also benefits from driveway parking for two cars, ensuring secure and hassle-free parking for residents and visitors alike.

- Five Year Old Property on Waddow Heights
- Five Years Remaining NHBC
- Master Bedroom with En-Suite
- Low Maintenance Rear Garden
- Driveway Parking for Two Cars
- Walking Distance to Clitheroe Town Centre and Clitheroe Train Station
- Boarded Attic Room
- Low Maintenance, Low Running Cost Home
- Subject to Section 106 Agreement



Hallway

Laminate flooring, panel radiator

Wc

Two piece suite with wc and sink, laminate flooring, panel radiator

Lounge

Laminate flooring, stairs to first floor, panel radiator, upvc double glazed window

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral oven with gas hob, plumbed for washing machine, cupboard housing boiler, under stairs storage, vinyl flooring, panel radiator, upvc double glazed window and French doors to garden

Landing

Carpet flooring, panel radiator, large storage cupboard

Bedroom 1

Carpet flooring, panel radiator, upvc double glazed window

En-suite

Three piece suite with shower, wc and sink, vinyl flooring, panel radiator, upvc double glazed frosted window

Bedroom 2

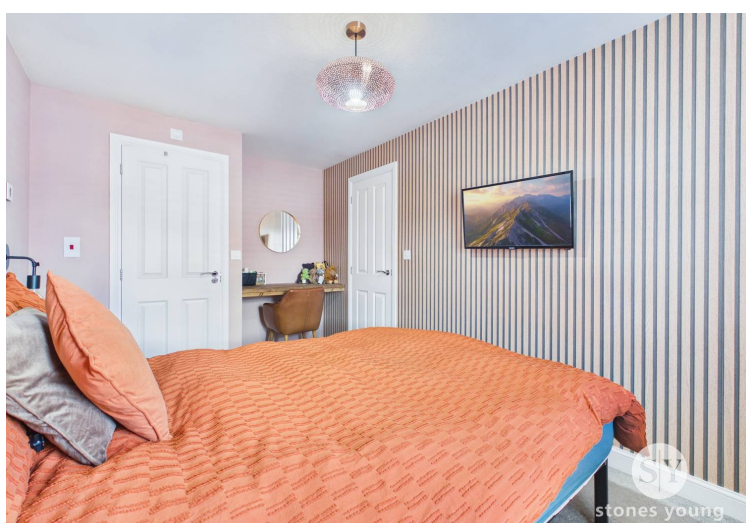
Carpet flooring, panel radiator, upvc double glazed window

Bedroom 3

Carpet flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with shower over bath, wc and sink, vinyl flooring, panel radiator, upvc double glazed frosted window





En Suite
8'3" x 2'5"



Approximate total area⁽¹⁾
758 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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