



27 Molland Drive, Clitheroe

£270,000 Freehold

THREE BEDROOM HOME ON WADDOW HEIGHTS* *NO CHAIN This exceptional three-bedroom mews home, The property is available for either a shared ownership scheme or a 100% full market value purchase option, just six years old and benefiting from four years of NHBC warranty remaining, offers a harmonious blend of contemporary comfort and practical design, making it an ideal choice for first time buyers and downsizers within walking distance of Clitheroe's vibrant town centre and train station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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The property welcomes you with a thoughtfully arranged entrance hall, complete with a convenient WC, leading through to a spacious lounge that provides a relaxing setting for every-day living. To the rear, the impressive kitchen diner is beautifully appointed with modern cabinetry and integrated appliances, creating a sociable hub for family meals. French doors open directly from the dining area, allowing natural light to flood the space and offering seamless access to the garden for indoor-outdoor living. Upstairs, the master bedroom is a true retreat, enhanced by a stylish en suite shower room for added privacy and comfort, while two further bedrooms offer flexible accommodation options for children, guests, or a dedicated home office.

The family bathroom is elegantly finished, catering to the needs of a busy household with ease.

Additional features include a driveway with space for two cars, providing secure and convenient off-road parking. The property's location is particularly advantageous, being within comfortable walking distance of Clitheroe's array of shops, cafes, and amenities, as well as the train station for effortless commuting or leisure travel. Offered to the market with no onward chain, this home presents a rare opportunity to move straight in and enjoy the benefits of contemporary living in a sought-after setting.

The shared ownership price of £172,800 is for a 64% share, the 100% full market value to purchase is £270,000 - this property is being offered to the market on a shared ownership scheme with Jigsaw Homes North by purchasing a share of either 64%, or larger shares up to 75%.

- 100% Full Market Value Purchase At £270,000 Or 64% Shared Ownership
- Downstairs WC
- Rear Garden with Patio
- No Onward Chain; Subject to Section 106 Agreement
- 4 Years Remaining on the NHBC
- Driveway Parking for Two Cars
- Master Bedroom with En Suite
- Walking Distance to Clitheroe Town Centre and Clitheroe Train Station
- Low Maintenance, Low Running Cost Home



Hallway

May flooring, panel radiator, composite front door

Wc

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

Lounge

Carpet flooring, panel radiator, upvc double glazed window

Kitchen Diner

Range of fitted wall and base unit with contrasting worksurfaces, sink and drainer, integral oven with gas hob, cupboard housing combi boiler, plumbed for washer dryer, space for fridge freezer, under stairs storage, vinyl flooring, panel radiator, upvc double glazed French doors to garden and upvc double glazed window

Landing

Carpet flooring, storage cupboard, logt access to partially boarded loft, panel radiator.

Bedroom One

Carpet flooring, panel radiator, upvc double glazed window

En-suite

Three piece suite with shower enclosure, wc and sink, vinyl flooring, panel radiator

Bedroom Two

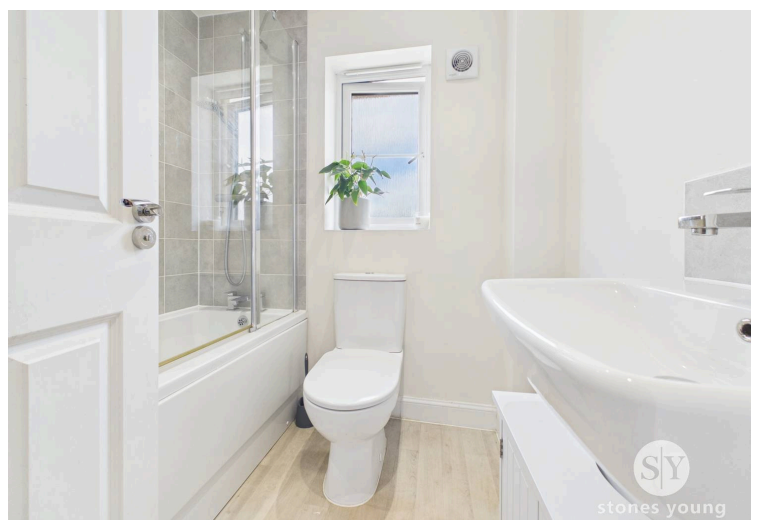
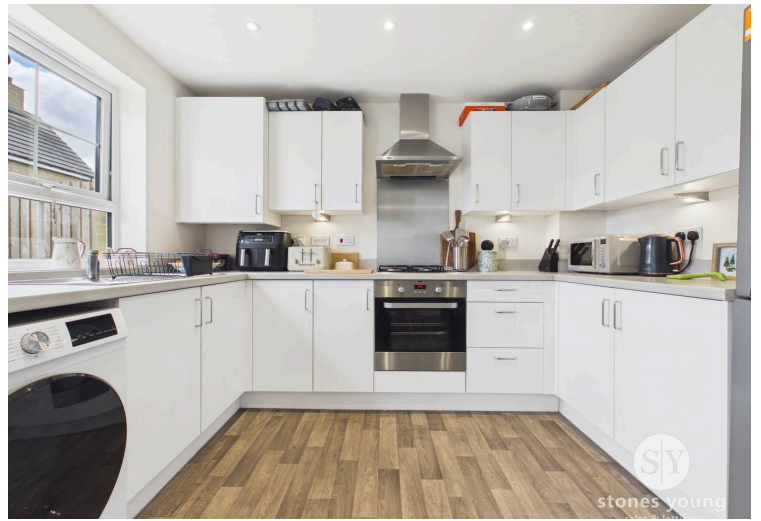
Carpet flooring, panel radiator, upvc double glazed window

Bedroom Three

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





Approximate total area⁽¹⁾
755 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.

GIRAFFE360

