

4 MOORLAND CRESCENT
CLITHEROE
BB7 4PY

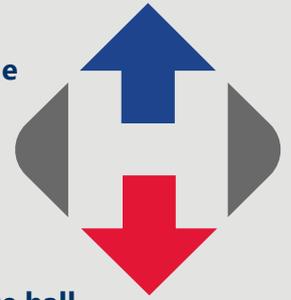
£309,000



- Mature bay fronted semi detached
- 2 separate reception rooms
- 3 bedrooms, 3-piece bathroom
- Lovely view towards Pendle Hill
- Detached single garage
- Attractive front and rear gardens
- Cul-de-sac location
- 93 m2 (999 sq. ft) approx.

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A lovely mature bay-fronted semi-detached house situated in this sought-after and established residential area, enjoying fabulous outlooks to the rear towards Pendle Hill. This much-loved family home comes to the market for the first time in many years, having been carefully maintained and consistently cared for over the decades. While the property would now benefit from some modernisation, it offers an exceptional opportunity to create a wonderful home in a superb setting.



The accommodation is arranged across two floors with a spacious entrance hall, bay-fronted lounge with open fire, dining room at the rear with fireplace and a large window overlooking the garden towards Pendle Hill. There is a fitted kitchen with pantry, and to the first floor are three bedrooms and a three-piece bathroom.

Moorland Crescent is a popular and well-established location, with the house positioned towards the end of a quiet cul-de-sac and enjoying a south-east facing rear garden. Carefully maintained throughout its long ownership, the property is offered for sale chain free and presents a rare opportunity for its next owners to establish a home here for years to come. Gas central heating is installed and most windows are double-glazed. Viewing is highly recommended.

LOCATION: Leaving the town centre along Pimlico Road and after crossing over the railway bridge turn first right into Moorland Road. At the top, turn right into Moorland Crescent and the house is at the far end of the cul-de-sac on the left.

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

ENTRANCE: through hardwood front door into entrance hallway with coved cornicing, picture rail, spindle staircase off to first floor with understairs cloaks cupboard with window.

LOUNGE: 4.0m x 4.4m (13'3" x 14'4"); with a large bay window to the front, coved cornicing, picture rail and television point, open fire with tiled surround and tiled hearth.

DINING ROOM: 3.2m x 4.2m (10'8" x 13'9"); with large window with excellent views across the rear garden towards the full width of Pendle Hill. Feature fireplace housing open fire with stone surround flagged hearth and wooden mantle and picture rail.

KITCHEN: 2.1m x 3.2m (6'9" x 10'6"); with a fitted range of laminate wall and base units with complimentary laminate work surface and tiled splashback. There is a one and a half bowl stainless steel sink unit with chrome mixer tap, electric cooker and plumbing for a dishwasher. Outlooks across the rear garden towards Pendle Hill, a wall mounted Ideal combination central heating boiler, pantry with shelving and window, exterior door leading to side driveway.





FIRST FLOOR:

LANDING: with window to side elevation, spindles and balustrade and loft access with drop down ladder leading to partly boarded loft.

BEDROOM ONE: 3.5m x 3.7m (11'4" x 12'0"); with picture rail.

BEDROOM TWO: 3.6m x 3.4m (11'8" x 11'1"); with built-in storage cupboards to either side of the chimney breast with a mixture of hanging and shelving, one used as an airing cupboard with central heating radiator. The bedroom has a picture rail and a stunning view towards Pendle Hill.

BEDROOM THREE: 2.4m x 2.8m (8'0" x 9'1"); with picture rail and built-in wardrobe with storage cupboards over and over-stairs storage cupboard.

BATHROOM: with a 3-piece suite comprising a low level W.C, pedestal handwash basin and a panelled bath with shower tap fitment, glass shower screen, fully tiled walls, coved cornicing and extractor fan.

OUTSIDE: to the front of the property is a lawn with well stocked planting borders, tarmacadam pathway to front door, side driveway providing parking for 2 to 3 cars leading to a detached garage which measures 17'1 x 7'7 with up and over door to the front, personal door to the side. The garage has power and light, stainless steel sink unit and plumbing for a washing machine. To the rear is an attractive garden with stone paved pathways and patio area, central lawn with well stocked planting borders, rockery and attractive outlooks towards Pendle Hill.

HEATING: Gas central heating, and majority of windows are double glazed.

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

COUNCIL TAX BAND: C

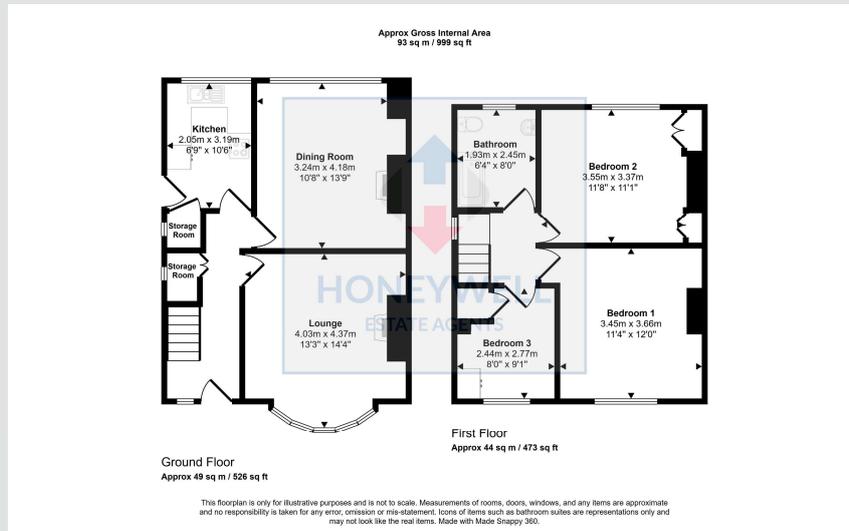
TENURE: Leasehold

EPC RATING: 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.





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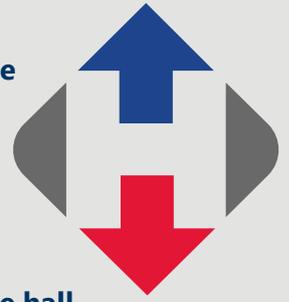
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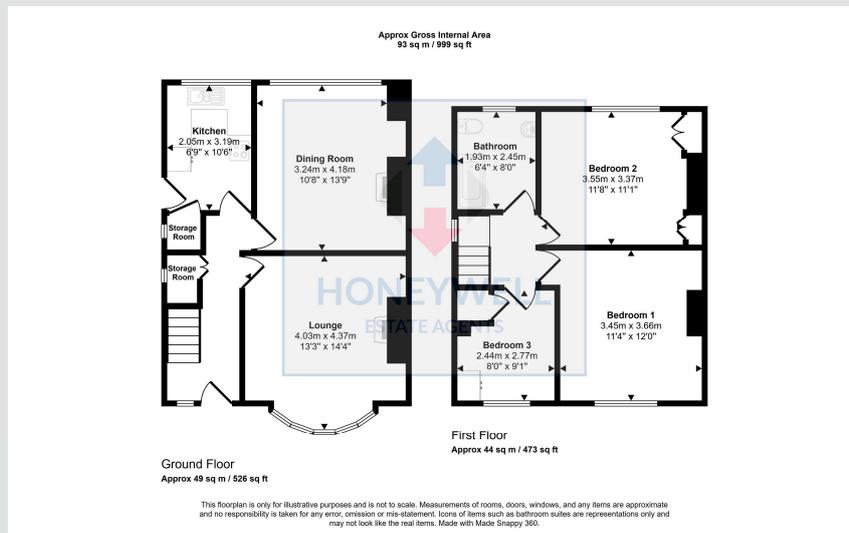
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