



Whitecroft, Old Langho Road, Old Langho,
Blackburn, Lancashire BB6 8AW

Clitheroe 7 miles

Blackburn 7 miles

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Whitecroft comprises a detached residence with detached double car garage, lawned gardens, front and rear extending to 0.05 acre and a croft extending to 1.75 acre to the side with road frontage to Old Langho Road. Both the house and the car garage are constructed of stone walls under dual pitch slate rooves.

Situation From North Cote roundabout on the A59 Preston Skipton trunk road turn right opposite the new housing site and continue down past North Cote Equestrian Centre to Old Langho Road, turn right and the property is on your right.

The Market Towns of Longridge and Clitheroe are within easy reach with busy shopping streets, major supermarkets / discount stores, pubs restaurants, cafés, medical centres, hospital, schools for all ages, petrol stations, recreation parks, riverside and open field footpaths close by.

Tenure Freehold with the benefit of vacant possession.

Council Tax band D

Energy Performance Certificate band D

Viewing is by appointment through the Selling Agents.

Price £850,000

Selling Agents Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH Tel. 01200 441351 email sawley@rturner.co.uk

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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Ground Floor with living accommodation as follows

Front Entrance Porch 8' 3" x 4' 1" with carpeted floor, centre ceiling light, solid wood outer door, side window and inner colour glazed door and side windows to the hall.

Hall 11' 5" x 9' 5" boarded floor with fitted carpet, corner flight stairway with understair cupboard and centre ceiling light from the first floor ceiling.

Lounge 20' 10" x 11' 11" boarded floor with fitted carpet, stone fireplace with oak beam mantle and stone flag hearth, four light front window, four light rear window and centre ceiling light.

Sitting Room 13' 4" x 12' 10" boarded floor with fitted carpet, centre ceiling light and four light front window.

Dining Room 12' 11" x 9' 10" boarded floor with fitted carpet, wired for centre ceiling light and two wall lights, three light rear window and open arch doorway to the kitchen.

Kitchen 12' 10" x 8' 10" boarded floor with lino floor covering, rear two light window, range of wall cupboards and work top units incorporating a Neff eyelevel oven and microwave, tall fridge freezer, stainless steel one and a half bowl sink unit, four ring gas hob and six recessed ceiling lights.

Rear Integral Porch 8' 2" x 3' 4" with boarded floor with lino floor covering, solid outer door and small side window, centre ceiling light and glazed inner door to the kitchen, electric meter and trip switch box.

Cloaks 8' 0" x 7' 10" boarded floor with fitted carpet, two small gable windows, built in cloaks cupboard, Worcester wall mounted gas boiler, pedestal wash basin, low flush toilet and plumbing for a clothes washer.

First Floor a corner flight staircase with fitted carpet leads to a carpeted landing 11' 5" x 9' 6" with a two light front window and entrances to the bathroom and four bedrooms as follows.

Bedroom 1 20' 10" x 11' 11" four light front window and four light rear window, fitted carpet, centre ceiling light and range of fitted wardrobes with central dressing table.

Front Bedroom 2 13' 4" x 12' 11" four light front window, fitted carpet, centre ceiling light and room length fitted wardrobes with central dressing table and mirror.

Rear Bedroom 3 11' 9" x 8' 11" boarded floor, two light rear window and centre ceiling light.

Rear Bedroom 4 13' 8" x 10' 8" boarded floor, three light rear window, centre ceiling light and fitted wardrobes and dressing table.

Bathroom 10' 10" x 7' 7" tile effect lino floor, curved glass shower closet, bath, vanity wash basin, low flush toilet, three recessed ceiling lights and two light gable window.

Outside Detached Car Garage, stonebuilt under a pitch slate roof 18' 4" wide x 18' 11" deep with concrete floor, up and over double wide fibreglass door, four fluorescent strip lights and adjoining store 9' 0" wide x 18' 11" deep with concrete floor and single door entrance. Tarmac surface driveway from Old Langho Road down the side of the house to the garage frontage with turning and parking areas. Grass lawn to the front with stone wall boundary to Old Langho Road. Grass lawn to the rear with stone wall boundary to the side and post and rail fence to the rear with pedestrian gate to the croft. The house and garden curtilage is shown on the plan with a boundary edged red and the croft edged green (unfenced but pegged out).

Services Mains water, electricity, gas and drainage, double glazed windows throughout and gas fired central heating.

Lounge



Lounge



Kitchen



Dining Room



Cloaks



Sitting Room / Bedroom 5



Hall



First Floor Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



House Front Elevation



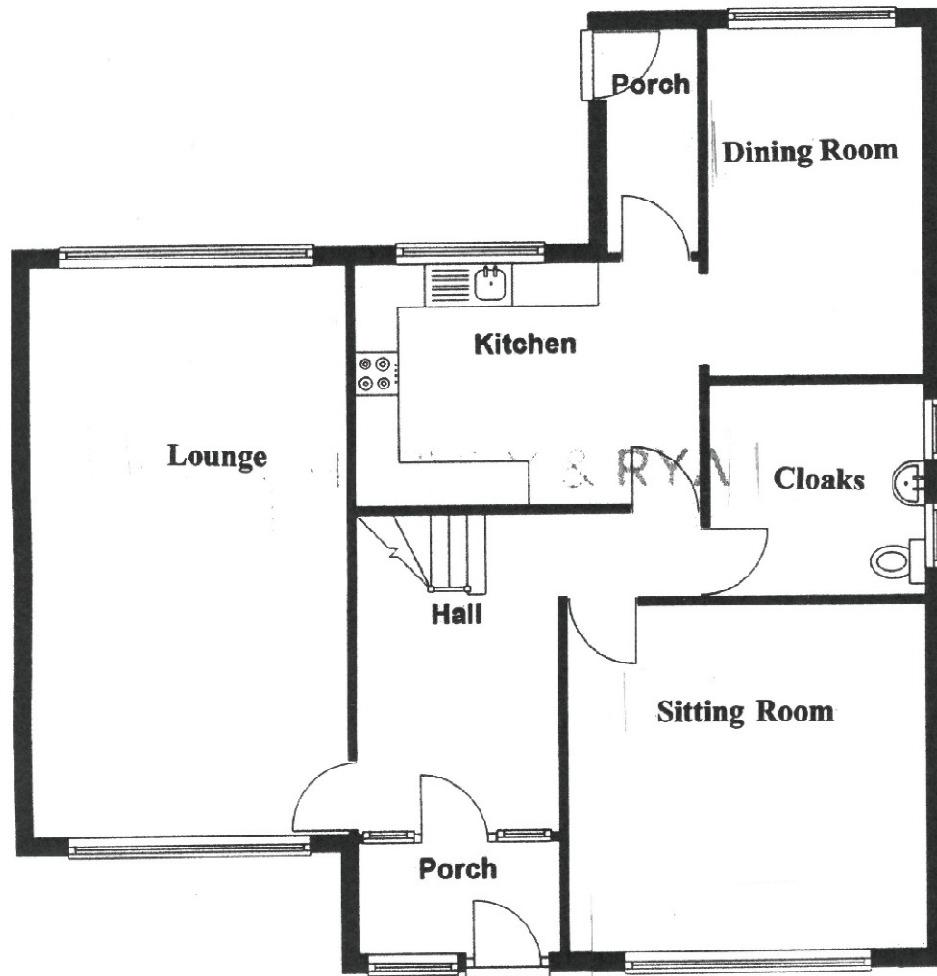
House Rear Elevation



Detached Car Garage

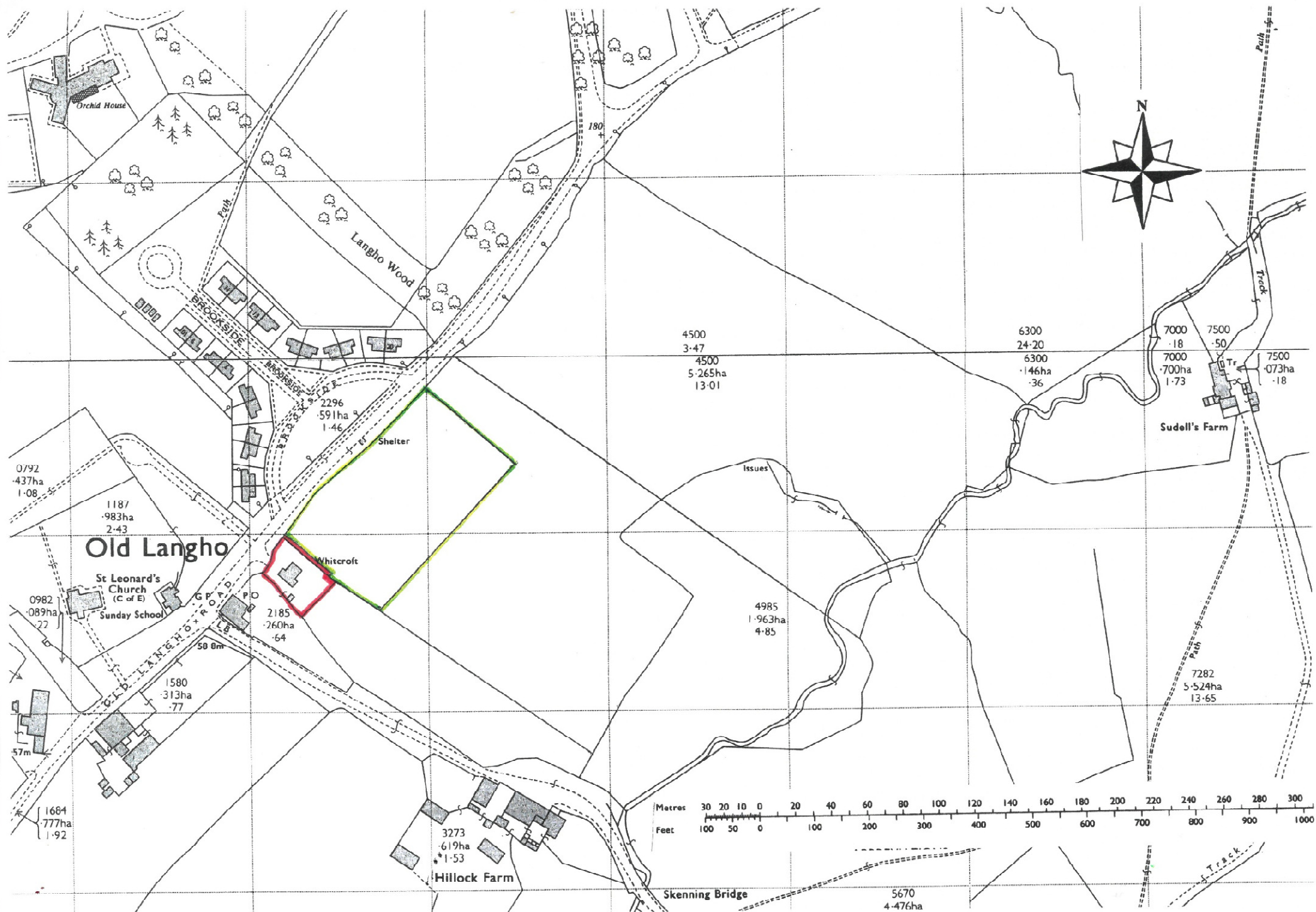


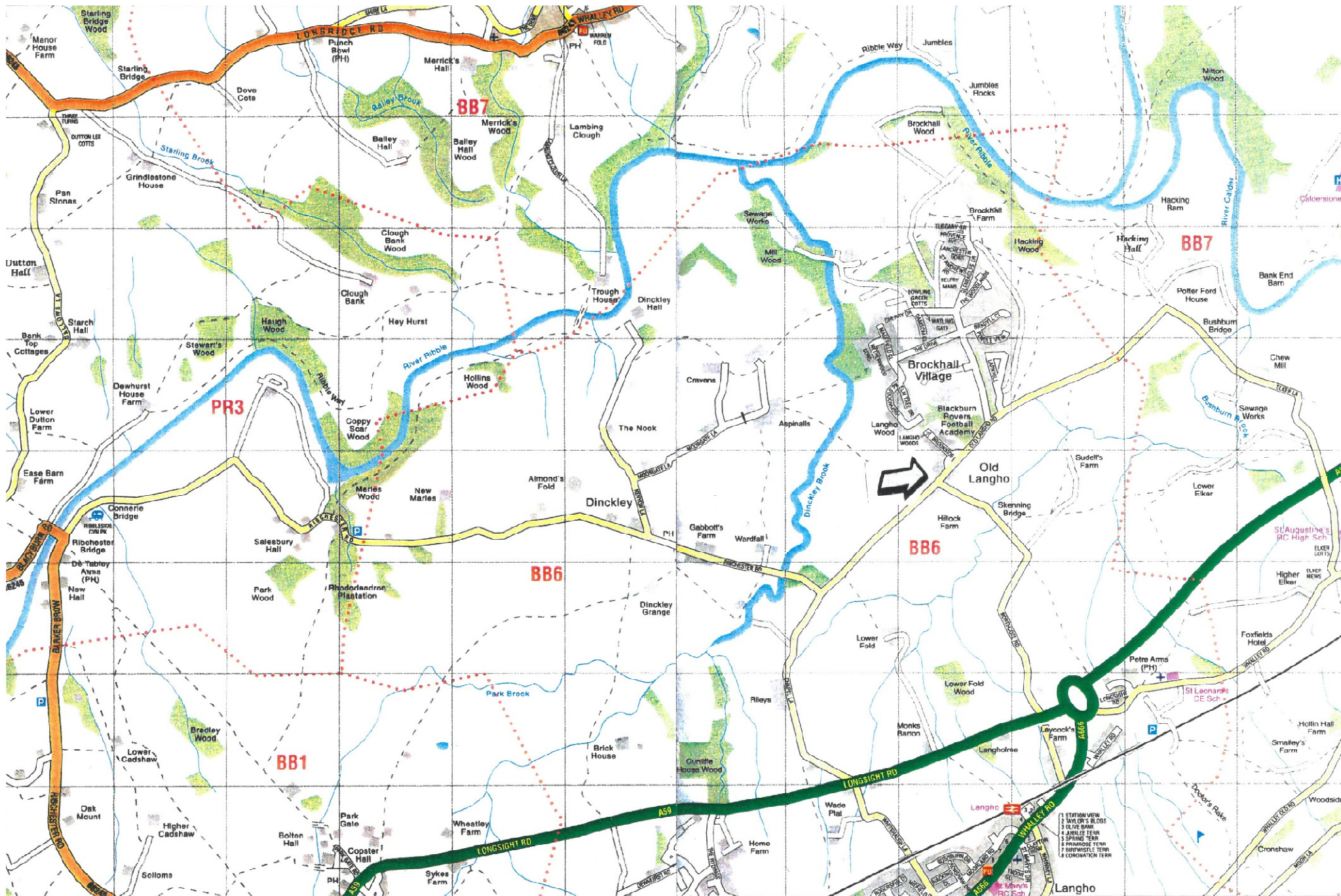
Ground Floor



First Floor









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