

Whalley Road, Langho, Blackburn, Lancashire. BB6 8EJ

£299,950 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

A FABULOUS FOUR BEDROOM SEMI DETACHED PROPERTY Located in the heart of Langho this large family residence which boasts an excellent layout, with two large reception rooms to the ground floor creating the perfect setting for family living. This property offers a wonderful setting for anyone wanting to live in Langho and is available chain free.

The house itself has a welcoming hallway followed by two excellent sized reception rooms and a good sized kitchen diner which has plenty of storage space in the form of base and eye level units with solid wood work surfaces and an array of integrated appliances including oven, hob and extractor fan leaving space for freestanding appliances such as washing machine and fridge freezer. The first floor features an impressive master bedroom with patio doors leading out to the rear garden. Completing the ground floor is the wet room which comprises of a shower, basin and wc. On the first floor there is a landing leading to three single bedrooms one of which could be converted to a second bathroom.

Situated in this sought after area with OFSTED 'outstanding' rated schools close by, this property also benefits from the excellent amenities in Langho including a Spar, Chemist and food outlets all within walking distance as well as being located close to a bus route ensuring Blackburn, Whalley and Clitheroe are all easily accessible. Driveway parking is present as well as a single detached garage. Boasting huge curb appeal, this property also offers beautiful yet low maintenance gardens to the front and rear of the property.

The property has the scope to develop further subject to planning permission and must be viewed to appreciate the full potential.

FEATURES

- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Driveway Parking For Several Vehicles
- Detached Garage
- Beautiful Rear Garden
- No Chain Delay
- Freehold Tenure
- Gorgeous Family Home



ROOM DESCRIPTIONS

Ground Floor

Vestobule

Tiled flooring, double glazed upvc front door.

Hallway

Wood flooring, ceiling coving, stairs to first floor, panel radiator.

Lounge

14' 04" x 12' 10" (4.37m x 3.91m)

Wood flooring, ceiling coving, feature brick fire place, built in storage, double glazed upvc bay window, panel radiator.

Dining Room

10' 01" x 11' 01" (3.07m x 3.38m)

Wood flooring, ceiling coving, double glazed upvc window, panel radiator.

Kitchen

16' 07" x 9' 06" (5.05m x 2.90m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, tiled splash backs, gas cooker, electric oven, extractor fan, Ceramic sink and drainer, plumbed for washing machine, space for fridge freezer, space for dining table, cupboard housing boiler, double glazed upvc window, and patio door to the rear garden, panel radiator.

Bedroom One

18' 02" x 11' 01" (5.54m x 3.38m)

Double bedroom with carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

Bathroom

8' 05" x 5' 11" (2.57m x 1.80m)

Tiled flooring, tiled floor to ceiling, two piece in white, wet room, ceiling spot lights, heated towel radiator, frosted double glazed upvc window.

First Floor

Bedroom Two

12' 04" x 9' 09" (3.76m x 2.97m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bedroom Three

12' 01" x 11' 05" (3.68m x 3.48m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bedroom Four

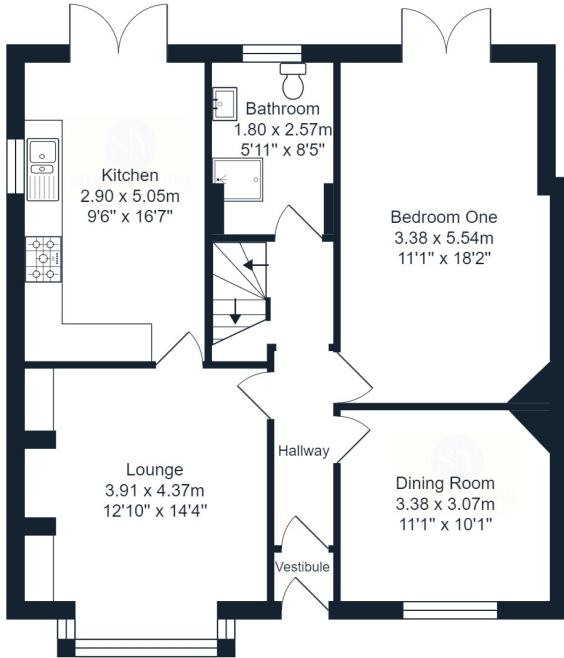
10' 01" x 9' 07" (3.07m x 2.92m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

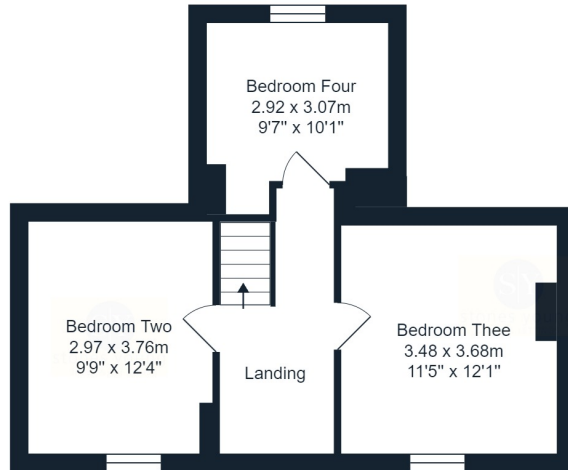


FLOORPLAN & EPC

GROUND FLOOR



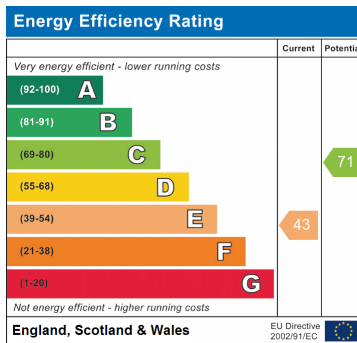
FIRST FLOOR



Whalley Road, Langho

Total Area: 116.1 m² ... 1250 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

