

Copper Beeches, York Lane, Langho, Blackburn, Lancashire.

BB6 8DW

£399,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*UNIQUE AND VERSATILE THREE BEDROOM DETACHED HOME ON 1/3 OF AN ACRE\*** Located on the highly desirable York Lane in Langho, this well appointed three bedroom home possesses vast internal accommodation, and incredible potential on a generous plot with wrap around gardens. The property has been well maintained throughout giving the ideal blank canvas to make your own and add value at the same time. Langho is a fantastic area for family life with local schools being on your doorstep, excellent transport links including bus stops and the train station just a short walk. The opportunity to purchase a property with such potential is unique and is not one to be missed.

Entering the property through the front door, you are greeted by an entrance vestibule and hallway which provide a light, welcoming entrance. Going right through the hallway, you will enter the large dual aspect lounge, flooded with light from the large windows and French doors. The character in the lounge is outstanding as you feel the warmth from the multifuel stove and enjoy unique archways separating the dining area where you can appreciate the large garden with views over the front and side. Sat adjacent and at the back of the property is the well proportioned kitchen which boasts masses of potential to update, extend or open into one of the reception areas which would give the dream open plan layout and add masses of value. Through the kitchen is a well thought out 3rd reception area which has the footprint to be included in future kitchen plans or the versatility to be used as an extra lounge, playroom or diner. Completing the downstairs is the three piece family bathroom which is located just off the hallway. The footprint of the bathroom is not to be underestimated as this could be made into a real showstopper and add extra value.

The master bedroom is located on the first floor along with a separate shower room, giving the feel of your own master suite which could be ideal if you have regular guests come to stay. The bedroom is an excellent size and hosts fitted wardrobes which help maximise the space even more. Further potential is available up here and given the ground floor footprint, there is scope to create further bedrooms where you could make a large family home.

Externally, this property boasts amazing curb appeal and has all bases covered for any potential buyer. The plot is surrounded by trees making sure the property is well protected and private. The impressive driveway provides space for several vehicles and a large turnaround ensuring access is easily achieved. There is a large laid to lawn front garden presenting an ideal space for children to play and enjoy the outside. The rear garden and patio areas have exceptional space for entertaining with numerous spots available to sit and enjoy the sun. Lastly, the large double garage is complete with power and lighting giving the potential to be a great workshop space or excellent storage

## FEATURES

- Located on 1/3 of an Acre
- Incredible Versatile Detached Home
- Double Garage with Power and Lighting
- Not on a Water Meter
- No Chain Delay
- Potential to Extend STPP
- Versatile Living Accommodation with Potential to Add Value



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, meter cupboard.

#### Hallway

Carpet flooring, panel radiator, stairs to first floor, uPVC double glazed window.

#### Lounge

21' 10" x 12' 5" (6.65m x 3.78m)

Carpet flooring, two panel radiators, TV point, multifuel stove with tiled hearth and stone surround, uPVC double glazed window, uPVC double glazed French doors.

#### Dining Room

16' 8" x 10' 10" (5.08m x 3.30m)

Carpet flooring, panel radiator, three uPVC double glazed windows.

#### 2nd Reception Room

11' 7" x 11' 00" (3.53m x 3.35m)

Carpet flooring, panel radiator, TV point, uPVC double glazed window, uPVC double glazed French doors.

#### Kitchen

11' 8" x 10' 10" (3.56m x 3.30m)

Range of fitted wall and base units contrasting work surfaces, one and a half sink and drainer, space for under counter washing machine, tumble dryer and dishwasher, space for oven, space for fridge freezer, tiled splash backs, tiled flooring, uPVC double glazed window, uPVC rear door.

#### Bedroom 2

11' 4" x 10' 11" (3.45m x 3.33m)

Double bedroom, laminate flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

#### Bedroom 3

Double bedroom, laminate flooring, panel radiator, uPVC double glazed window.

### Bathroom

8' 00" x 7' 03" (2.44m x 2.21m)

3 piece in white, uPVC frosted double glazed window, panel radiator, electric shower over bath, WC, sink, carpet flooring, ceiling spotlights.

### First Floor

#### Bedroom 1

12' 7" x 10' 11" (3.84m x 3.33m)

carpet flooring, fitted wardrobes, panel radiator, TV point, uPVC double glazed window.

#### Shower Room

8' 4" x 4' 4" (2.54m x 1.32m)

Carpet flooring, panel radiator, 3 piece in white, electric shower, WC, vanity unit housing sink, eaves storage.

### Outside

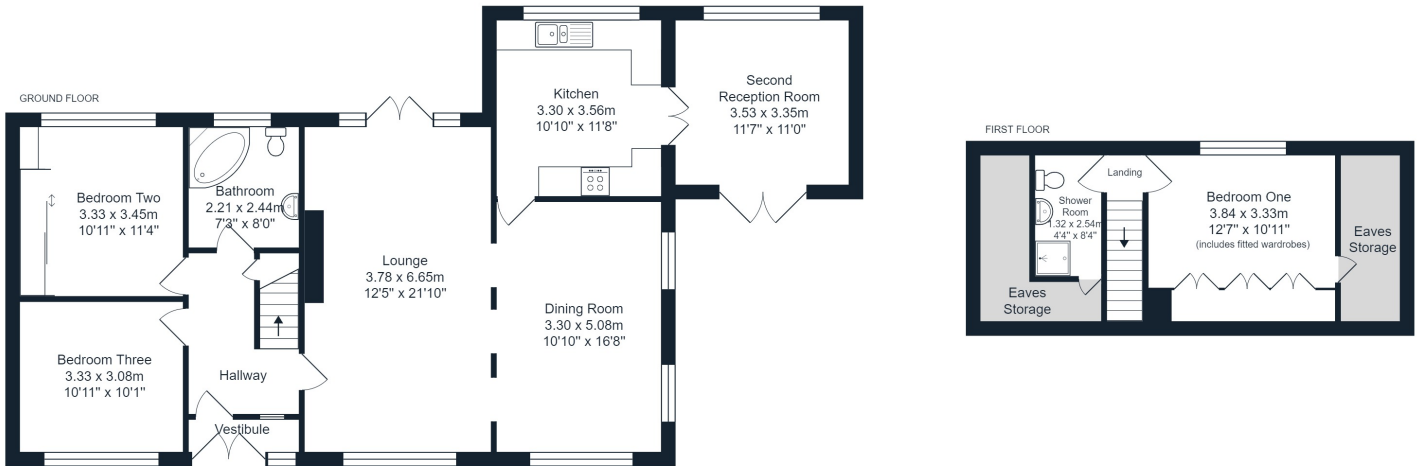
#### Garage

16' 0" x 17' 0" (4.88m x 5.18m)

With power and lighting



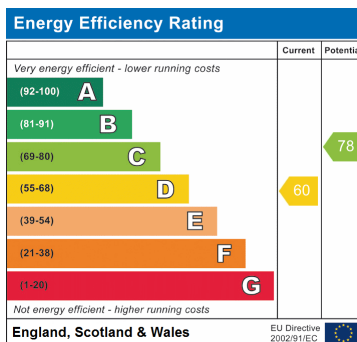
# FLOORPLAN & EPC



## Copper Beeches, York Lane, Langho

Total Area: 137.5 m<sup>2</sup> ... 1480 ft<sup>2</sup>

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.

