

St Marys Drive, Langho, Blackburn, Lancashire. BB6 8DL

£300,000 Leasehold

REDUCED



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PROPERTY DESCRIPTION

STUNNING RECENTLY RENOVATED DETACHED BUNGALOW IN LANGHO Located in the highly sought after Ribble Valley location of Langho, sits this four bedroom detached true bungalow. The property boasts masses of curb-appeal having recently being renovated throughout, including new windows, composite front door and fresh grey paneling. This versatile property will tick the boxes of many with spacious internal rooms, quality finishing's and plenty of outside space including a large south facing back garden.

The property comprises an entrance hall with ample space for storage which leads to the bright and airy lounge which is located ideally at the front of the property to enjoy the tranquility of St Mary's Drive. The enviable kitchen diner is sat at the back of the property enjoying the views of the rear garden. There is space for a dining table and all appliances are tidily integrated ensuring a fresh and contemporary feel. Sat adjacent is the recently converted sunroom which is a stunning and versatile room spanning the width of the property which could be used as an additional lounge, dining room entertaining space, or even a hobby room. As the property is a true bungalow, the four bedrooms also present versatile spaces to suit the needs of any owner. All bedrooms are double rooms which means they would suit a large family or have the option to use as dressing rooms, offices, additional living rooms or games room.

To the front of the property, there is ample parking off street parking in the way of a driveway to the front suitable for two vehicles. The front garden is turfed with a boarder of chippings, giving a fresh yet low maintenance appearance. Access can be gained to the rear from the right hand side gate where you are presented with a large, south facing garden Currently presented as a blank canvas, it has a large patio, ideal for entertaining while keeping plenty of lawn and mature shrubs. A lot be achieved at the rear and would be easily made to suit your own needs.

FEATURES

- Enviale position in Langho
- Recently Renovated to a High Standard
- Four Bedroom True Bungalow
- Stunning Sun Room Overlooking the Garden
- Excellently Positioned in Langho
- Walking Distance to Bus Stop and Train Station
- Four Double Bedrooms
- Re-rendered Three Years Ago
- Not on a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, composite front door, storage cupboard housing boiler

Lounge

16' 07" x 11' 05" (5.05m x 3.48m)

Laminate flooring, ceiling coving, gas fire with marble hearth and surround, uPVC double glazed window, TV point

Bedroom 4/Additional Reception Room

14' 10" x 07' 10" (4.52m x 2.39m)

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

Kitchen

18' 07" x 08' 04" (5.66m x 2.54m)

Range of fitted wall and base units with contrasting worksurfaces, tiled flooring, four ring electric hob, double oven, integral microwave, fridge freezer, dishwasher, extractor fan, stainless steel sink and drainer, tiled splashbacks, space for tumble dryer, two uPVC double glazed windows, panel radiator

Orangery/Sunroom

19' 01" x 09' 00" (5.82m x 2.74m)

Vinyl flooring, bifolding doors leading to patio

Bedroom 1

13' 03" x 09' 09" (4.04m x 2.97m)

Carpet flooring, single glazed wooden window, panel radiator

Bedroom 2

10' 02" x 09' 08" (3.10m x 2.95m)

Laminate flooring, single glazed wooden window, panel radiator

Bedroom 3

09' 02" x 08' 02" (2.79m x 2.49m)

Laminate flooring, uPVC double glazed window, panel radiator

Bathroom

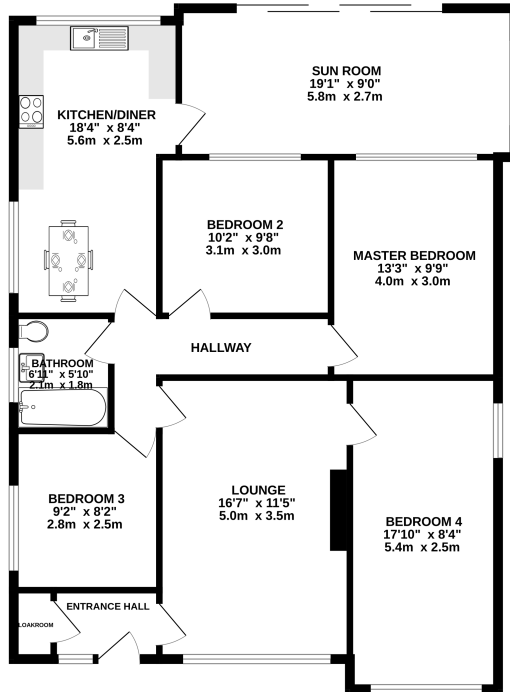
06' 06" x 05' 00" (1.98m x 1.52m)

Three piece suite in white with mainsfed shower over bath, wc and sink, tiled flooring, tiled floor to ceiling, vanity unit, ceiling spotlights, heated towel radiator, uPVC double glazed frosted window



FLOORPLAN

GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.