

The Rydings, Langho, Blackburn, Lancashire. BB6 8BQ

NO CHAIN £450,000 Freehold

REDUCED



stones young  
sales & lettings

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

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*BEAUTIFUL FIVE BEDROOM PROPERTY IN DESIRABLE LANGHO LOCATION WITH NO CHAIN!\*** Occupying an enviable plot on The Rydings, stands this delightful, detached home ideal for modern family living. Holding great curb appeal with an extensive driveway, as well as wonderfully maintained gardens, this property is expected to be popular and so early viewing is highly advised!

This attractive property benefits from a freehold tenure and briefly comprises a grand hallway with stunning dark wood doors and stairs to the first floor. The spacious lounge benefits from a gas fire with a marble hearth and wood surround which adds decadence and warmth to the space. The dining room provides a lovely social area which flows to the charming gardens through the patio doors. Ample storage features in the kitchen diner, with base and eye level units in a pleasing light wood finish with integral appliances and contrasting work surfaces. With an area for a dining table this makes for a fantastic entertaining space! In addition to the ground floor accommodation is the third reception room which would be ideal for those working from home, a further reception room with solid wood flooring, a wc and the light filled conservatory which enjoys views over the garden. On the first floor, leading from the landing which benefits from storage, is the master bedroom serviced by a four piece en-suite bathroom featuring a Jacuzzi bath! This spacious property boasts three further double bedrooms, a single bedroom and a four piece family bathroom suite in cream! The internal accommodation is of a great standard and will truly make a fabulous family home.

Langho is an enviable location set in the Ribble Valley due to being within the catchment area for highly regarded primary and secondary schools, as well as great amenities. An extensive driveway to the front of this sublime property ensures parking for up to three cars, as well as a well maintained laid to lawn garden. This prestigious plot boasts an impressive garden to the rear. With a large area of decking - ideal for Al fresco dining, and a lawn area, this is the perfect blend for both adults and children to enjoy the outdoors in this stunning setting.

## FEATURES

- Desirable Langho location
- Detached dwelling with huge curb appeal
- Extensive driveway
- Five bedrooms
- Ground floor WC
- Three reception rooms
- Conservatory overlooking a beautiful rear garden
- En-suite to master bedroom
- Council Tax Band G
- Freehold tenure



## ROOM DESCRIPTIONS

### Ground floor

#### Hallway

Solid wood flooring, ceiling coving, wooden front door, stairs to first floor, storage cupboard, panel radiator.

#### Lounge

20' 04" x 13' 04" (6.20m x 4.06m)

Solid wood flooring, ceiling coving, gas fire with marble hearth and wood surround, double glazed wooden window, x2 panel radiator, TV point, phone point.

#### Dining room

13' 04" x 11' 10" (4.06m x 3.61m)

Solid wood flooring, ceiling coving, patio doors to rear garden, panel radiator.

#### Study

8' 07" x 8' 03" (2.62m x 2.51m)

Solid wood flooring, fitted computer desk, double glazed wooden window, panel radiator.

#### Kitchen/Diner

17' 11" x 13' 06" (5.46m x 4.11m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, tiled flooring, AEG microwave, oven, gas hob, extractor fan, integral dishwasher, ceiling spot lights, space for dining table, plumbed for washing machine, space for tumble dryer, sink and drainer, double glazed wooden window, doors into conservatory.

#### Conservatory

12' 11" x 10' 10" (3.94m x 3.30m)

Tiled flooring, electric heater, double glazed upvc throughout.

#### Third reception room

17' 11" x 9' 08" (5.46m x 2.95m)

Solid wood flooring, ceiling coving, double glazed wooden window, door into garage.

### WC

7' 00" x 4' 02" (2.13m x 1.27m)

Solid wood flooring, two piece in white, tiled splash backs, double glazed wooden window, panel radiator.

### First floor

#### Landing

Carpet flooring, ceiling coving, wooden double glazed window, panel radiator, storage cupboard.

#### Bedroom one

13' 04" x 12' 11" (4.06m x 3.94m)

Carpet flooring, ceiling coving, wooden double glazed window, panel radiator.

#### En suite

12' 05" x 6' 06" (3.78m x 1.98m)

Carpet flooring, four piece in white with Jacuzzi bath, tiled splash backs, mains fed shower, double glazed wooden window, panel radiator.

#### Bedroom two

13' 05" x 11' 02" (4.09m x 3.40m)

Carpet flooring, ceiling coving, double glazed wooden window, panel radiator.

#### Bedroom three

12' 00" x 9' 09" (3.66m x 2.97m)

Carpet flooring, ceiling coving, double glazed wooden window, panel radiator.

#### Bedroom four

13' 09" x 7' 11" (4.19m x 2.41m)

Carpet flooring, ceiling coving, double glazed wooden window, panel radiator.

#### Bedroom five

7' 07" x 8' 66" (2.31m x 2.64m)

Carpet flooring, double glazed wooden window.

## ROOM DESCRIPTIONS

### **Bathroom**

Vinyl flooring, four piece in cream, mains fed shower, tiled splash backs, double glazed wooden window, panel radiator.



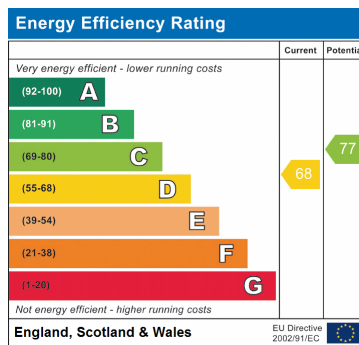
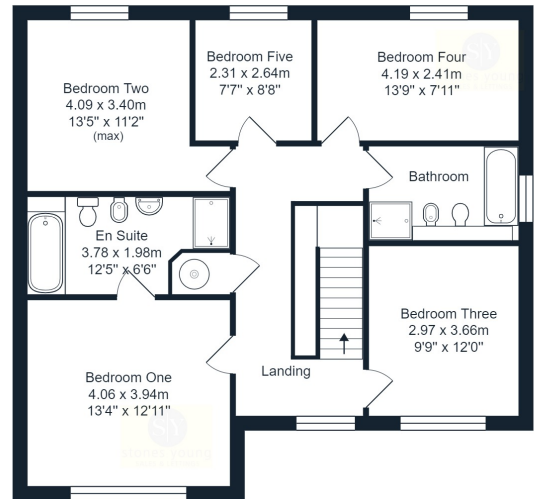
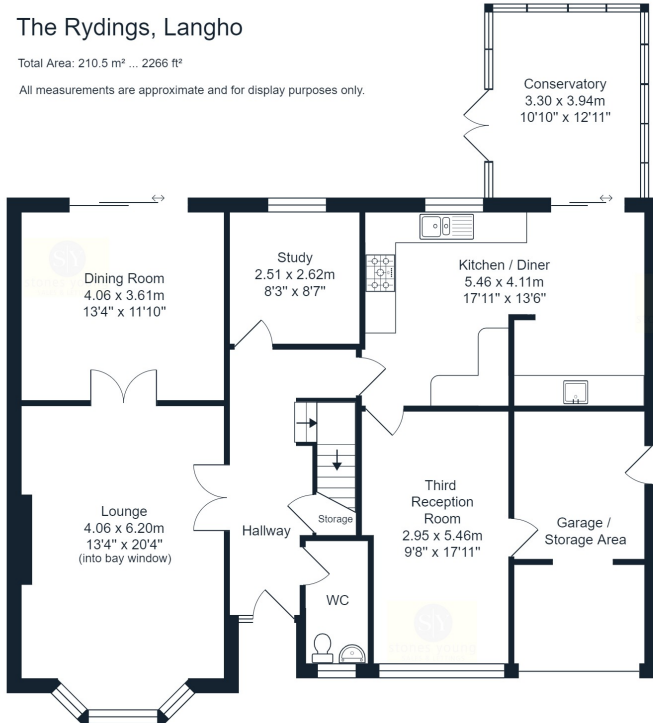
# FLOORPLAN & EPC



## The Rydings, Langho

Total Area: 210.5 m<sup>2</sup> ... 2266 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.

