

Langham Road, Blackburn, Lancashire. BB1 8DP

£180,000 Freehold

FOR SALE



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sales & lettings

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PROPERTY DESCRIPTION

INCREDIBLE FOUR BEDROOM TERRACED PROPERTY NEXT TO CORPORATION PARK Set in this sought after location stands this garden fronted mid terraced property offering an excellent opportunity to purchase a stunning family home. Boasting generous room sizes, impeccable décor and masses of curb-appeal, this property is not to be missed. Early viewing is highly advised!

This deceptively spacious property benefits from a freehold tenure, is brimming with original features and briefly comprises an entrance vestibule and hallway with stairs leading to the first floor and each of the reception rooms. The spacious lounge provides a fantastic space to relax with family, with a feature gas fire and a large window filling the room with natural light. The second generous reception room is neutrally decorated, boasts a lovely gas fire and provides a versatile space for either living or dining. The exceptional kitchen benefits from base and eye level units in a matt handleless finish with beautiful contrasting quartz work surfaces and splash backs with an ideal five ring gas burner hob completing the room. Leading from the kitchen is the conveniently located utility space which has space for two fridge freezers, washing machine and tumble dryer while providing access to the wet room complete with shower, wc and sink. On the first floor, leading from the landing is the large master bedroom with neutral decor and large fitted wardrobes. Bedrooms two and three also benefit from fitted wardrobes, with one being a double bedroom and the other being a nice single, ideal for a child's bedroom or home office. Completing the first floor is a modern three piece family bathroom and separate two piece with wc and sink. The attic has been converted to make a fourth bedroom which could also be utilised as a play room or office. The property is warmed through gas central heating and benefits from double glazing throughout which was mostly replaced in 2022.

Langham Road is a popular residential location due to the excellent amenities nearby, as well as being within easy reach of Blackburn town centre. Corporation Park is just a stones throw away where you'll enjoy beautiful walking routes, tennis courts and play area. On street parking is available to the front of the property together with a paved front garden and low maintenance rear yard with space for a large shed. Early viewing is simply essential for this fantastic home!

FEATURES

- Two Large Reception Rooms
- Brand New Kitchen with Quartz Worksurfaces
- Council Tax Band B
- Not on a Water Meter
- Walking Distance to Places of Worship
- Utility Room and Ground Floor Wet Room
- Family Bathroom and Additional WC



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Mat flooring

Hallway

Carpet flooring, stairs to first floor, panel radiator

Lounge

13' 06" x 10' 07" (4.11m x 3.23m)

Carpet flooring, gas fire with marble hearth and wood surround, uPVC double glazed window, panel radiator, TV point

Dining Room

14' 06" x 11' 03" (4.42m x 3.43m)

Carpet flooring, gas fire, uPVC double glazed French doors to rear yard, panel radiator, TV point

Kitchen

12' 01" x 07' 11" (3.68m x 2.41m)

Range of fitted wall and base units with contrasting quartz worksurfaces, stainless steel sink, integral double oven and grill. five ring gas hob, integral dishwasher, tiled flooring, under stair storage, uPVC double glazed window, panel radiator

Utility

07' 08" x 05' 04" (2.34m x 1.63m)

Tiled flooring, plumbed for washing machine and tumble dryer, space for two fridge freezer's uPVC back door to rear garden

Wet Room

07' 08" x 05' 03" (2.34m x 1.60m)

Wet room with electric shower, wc, sink, lino flooring, tiled floor to ceiling

First Floor

Landing

Carpet flooring, stairs to second floor.

Bedroom

14' 06" x 13' 05" (4.42m x 4.09m)

Carpet flooring, fitted wardrobes, uPVC double glazed wardrobes, panel radiator

Bedroom 2

09' 11" x 09' 01" (3.02m x 2.77m)

Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator

Bedroom 3

08' 08" x 08' 03" (2.64m x 2.51m)

Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

Bathroom

09' 04" x 04' 02" (2.84m x 1.27m)

Three piece in white with mainsfed shower over the bath, wc, sink, tiled floor to ceiling, lino flooring, ceiling spotlights

WC

04' 10" x 03' 03" (1.47m x 0.99m)

Two piece in white, WC, sink, tiled flooring, combi boiler, uPVC double glazed frosted window

Second Floor

Bedroom 4/Attic Room

13' 06" x 07' 09" (4.11m x 2.36m)

Carpet flooring, velux window, under eaves storage, panel radiator



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.