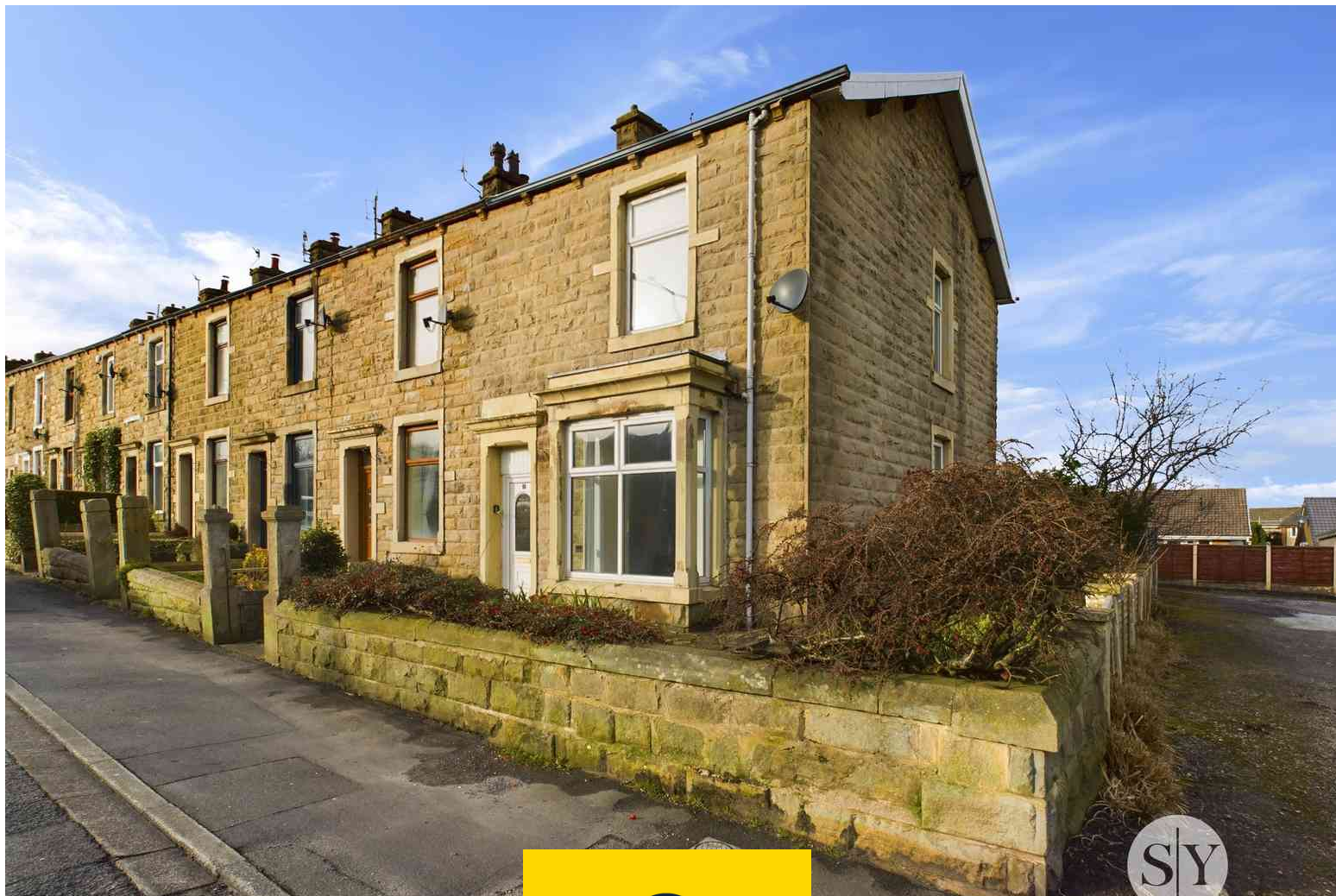


1 Birtwistle Terrace, Langho, Blackburn, Lancashire. BB6 8BT

£160,000 Leasehold

FOR SALE



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



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PROPERTY DESCRIPTION

WELL-PRESENTED THREE BEDROOM END-TERRACED PROPERTY IN THE RIBBLE VALLEY Welcome to this spacious stone-built, end-terraced property nestled in the heart of Langho, offering convenient access to excellent amenities and just a short journey into the charming village of Whalley. Early viewing is highly advised.

As you step into the home, you are welcomed by an inviting entrance vestibule and hallway, leading to a staircase that ascends to the first floor. The light-filled lounge exudes warmth with its gas fireplace, creating a cozy atmosphere for relaxation. The adjacent reception room adds versatility to the living space, providing ample room for various uses. The well-designed kitchen showcases a blend of style and functionality, featuring light grey base and eye-level units, complemented by contrasting work surfaces and wood-effect flooring. The generous layout allows for a dining area, making it a perfect space for entertaining. Completing the ground floor is a convenient utility room. Ascending to the first floor, you'll find the master bedroom, along with a second double bedroom and a third single bedroom. The three-piece shower room completes the internal accommodation.

This property is strategically located in close proximity to an array of excellent amenities, including hair salons, a pharmacy, and a train station, facilitating easy access to Clitheroe and Manchester. Additionally, it falls within the catchment area of reputable schools, making it an ideal choice for families. Externally, the property features a garden to the front, while the rear boasts a low-maintenance enclosed yard of generous size, providing a private outdoor space for relaxation. The property benefits from parking to the side and front of the home.

In summary, this stone-built property offers a perfect blend of character and modern living, presenting a wonderful opportunity to enjoy the best of Langho's amenities while being within reach of Whalley's charm. Don't miss the chance to make this your new home. Early viewing is essential.

FEATURES

- Spacious End Terraced Home
- Positioned In The Heart Of Langho
- No Chain Delay!
- Sought After Ribble Valley Location
- Two Reception Rooms
- Three Bedrooms
- Parking To The Side Of The Property
- Garden Fronted & Enclosed Yard To Rear
- Leasehold
- Council Tax Band C, Not On A Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Vinyl flooring, double glazed uPVC front door.

Hallway

Carpet flooring, stairs to first floor, panel radiator.

Lounge

Carpet flooring, gas fire, panel radiator, TV point, uPVC double glazed window.

Dining Room

Carpet flooring, panel radiator, uPVC double glazed window.

Kitchen / Diner

Range of fitted wall and base units with contrasting work surfaces, laminate flooring, 4 x ring gas hob, extractor fan, tiled splashback, stainless steel sink and drainer, double oven, space for fridge freezer, space for dining table, storage cupboard, 2 x panel radiator, uPVC double glazed window.

Utility Room

Vinyl flooring, plumbed for washing machine, space for tumble dryer, wall mounter boiler, uPVC double glazed window.

First Floor

Landing

Carpet flooring.

Bedroom One

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

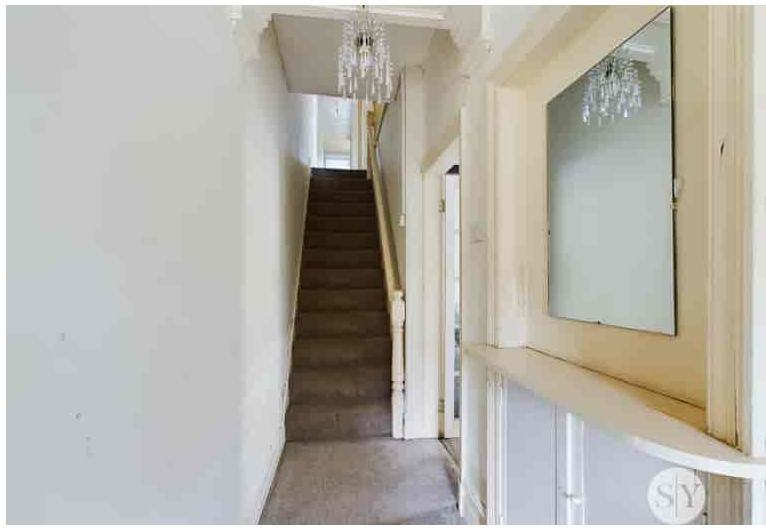
Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

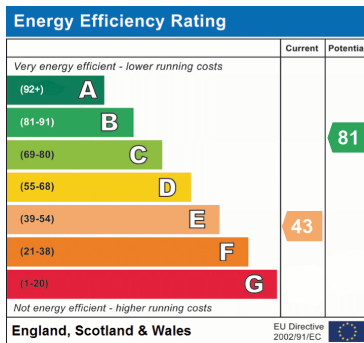
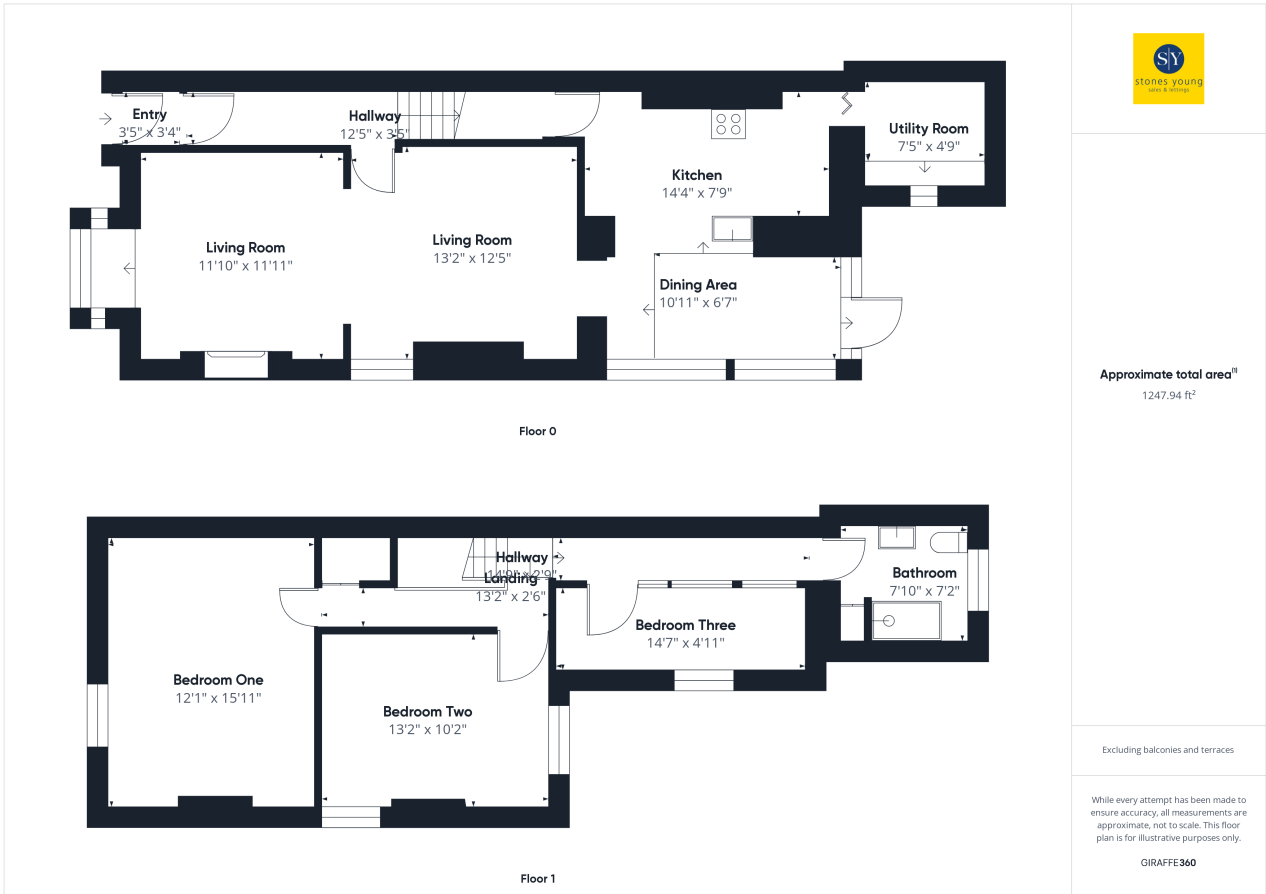
Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Carpet flooring, three piece in white with electric shower enclosure, tiled splashback, storage housing tank, heated towel radiator, uPVC double glazed window.



FLOORPLAN & EPC



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.

