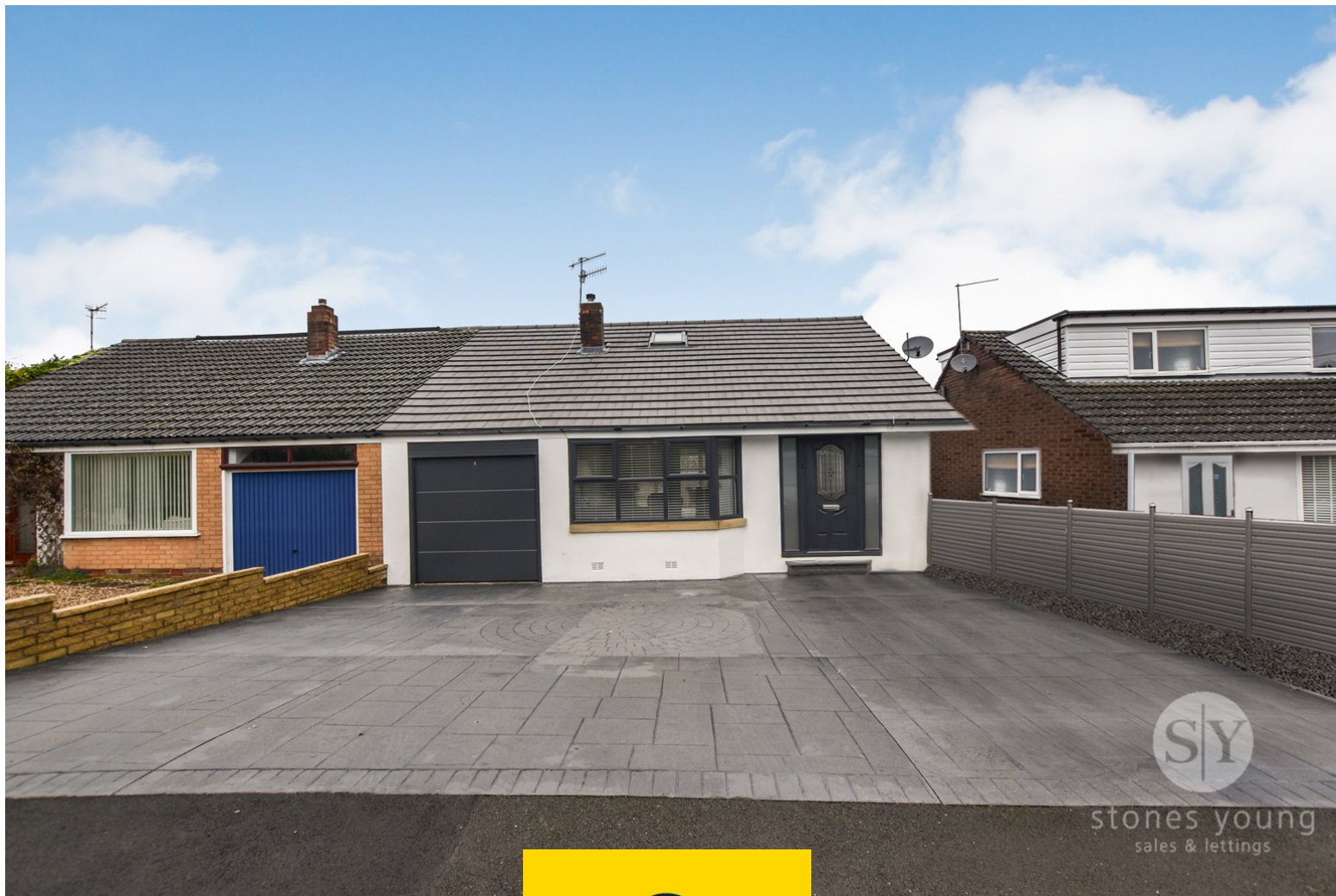


8 Kirkdale Road, Langho, Blackburn, Lancashire. BB6 8EW

£375,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

CAPTIVATING OPEN PLAN IMPECCABLE PROPERTY Stones Young are pleased to bring to market this executive three bedroom semi detached residence which displays the highest of credentials and is situated in the much sought after area of Langho. The property has been comprehensively and sympathetically modernised by the present owners and is a testament to their vision, exacting specifications and eye for detail.

The internal charm of this abode is immediately evident upon entry. A welcoming entrance vestibule greets visitors, leading into the perfectly designed for both family living and entertaining: a cosy reception room with a gas fireplace, that promises warmth and elegance. A seamlessly integrated kitchen/diner that embodies modern open-plan living. The state-of-the-art kitchen, complete with an island, breakfast bar, and space for a large dining table beckons with its promise of delightful culinary adventures. Also on the ground floor you will find a sumptuous master suite, complete with a luxurious en suite and fitted wardrobes. The beautifully refurbished main family bathroom also resides to this floor along with a further reception room/office. The second floor enjoys a further two bedrooms.

Externally, the property does not falter in its grandeur. The front showcases an elegant in-and-out imprinted concrete driveway, and a secure garage. The rear is a landscapist's dream, featuring a pristine porcelain-tiled patio with pergola, a lush lawn adorned with trees and shrubs.

FEATURES

- Impeccable Finish Throughout With Remarkable Interior Design
- Beautiful Rear Garden with Patio Area & Pergola
- Sought After Location of Langho
- Three Double Bedrooms
- Two Bathrooms
- Large Open Plan Kitchen/Diner
- Ground Floor Master Bedroom with En Suite
- Driveway Parking
- Attached Single Garage
- No Cahin Delay!



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Amtico flooring, composite front door, storage cupboard.

Office/Reception Room

8' 06" x 8' 00" (2.59m x 2.44m)

Amtico flooring, ceiling coving, panel radiator, double glazed upvc window.

Lounge

15' 10" x 11' 03" (4.83m x 3.43m)

Amtico flooring, ceiling coving, gas fire, TV point, phone point, panel radiator, double glazed upvc window.

Kitchen/Diner

23' 10" x 17' 02" (7.26m x 5.23m)

Range of fitted wall and base units with Granite work surfaces, Island housing sink and space for breakfast bar stools, integrated fridge and microwave, space for x7 ring gas cooker and fridge freezer, tiled flooring with electric under floor heating, ceiling spot lights, cupboard housing boiler, vaulted ceiling with space for dining table, Bi folding door leading onto patio, under stairs storage with plumbing for washing machine and space for tumble dryer, stairs leading to first floor.

Shower Room

8' 05" x 6' 00" (2.57m x 1.83m)

Tiled flooring, three piece in white with mains fed shower, vanity unit, ceiling spot lights, panel radiator, double glazed upvc window.

Bedroom One

14' 05" x 13' 06" (4.39m x 4.11m)

Double bedroom with carpet flooring, French doors with shutter blinds which lead onto the patio, fitted wardrobes, which opens up into the en suite bathroom, panel radiator.

En Suite

12' 01" x 8' 11" (3.68m x 2.72m)

Tiled flooring, three piece in white with mains fed shower enclosure, freestanding bath, free standing sink with storage and Granite surfaces, ceiling spot lights, panel radiator.

First Floor

Landing

Carpet flooring, under eaves storage, ceiling spot lights, Velux window, panel radiator.

Bedroom Two

12' 00" x 12' 02" (3.66m x 3.71m)

Double bedroom with carpet flooring, ceiling spot lights, built in under eaves storage, panel radiator, Velux windows.

Bedroom Three

14' 02" x 11' 04" (4.32m x 3.45m)

Double bedroom with carpet flooring, ceiling spot lights, Velux window, 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.