

Higherfield, Langho, Blackburn, Lancashire. BB6 8HQ

£350,000 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

****SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOME IN LANGHO**** Stones Young are excited to bring to market this stunning family home with versatile accommodation, neutral décor, open plan living and incredible open aspect views of Longridge Fell to the front of the property. Located in the heart of the Ribble Valley and just a stones throw from local primary schools, this is an exciting opportunity to own your dream family home.

Entering the property, you are met by the welcoming hallway providing a lovely entrance, with Karndene flooring with access to the lounge, downstairs wc, kitchen diner and stairs leading to the first floor. The lounge has been decorated in warming neutral tones giving a lovely space to sit and relax with plenty of space for sofas and furniture. To the end of the hallway and into the kitchen diner, you will not be disappointed with the incredible family space on offer. The sleek modern kitchen has a fresh gloss finish and stunning granite worksurfaces giving a quality finish, together with fitted appliances in the form of a Neff double oven, fridge freezer, dishwasher and microwave. This versatile room currently has space for a large dining table or even additional lounge space. Open from the kitchen is the conservatory which overlooks the rear garden and benefits from heating ensuring the space is enjoyable all year round.

Upstairs, a spacious landing provides access to each of the bedrooms and family bathroom. The contemporary style continues with bright decor, lovely fitted furniture and quality bathrooms. All four bedrooms are excellent sizes and proportions with all of them having previously hosted a double bedroom during the owners enjoyable twenty years in the property. The impressive master bedroom has bedroom furniture along with the beautiful three piece en-suite with walk in shower enclosure, wc and sink. The family bathroom completes the internal of the property, again a lovely three piece suite with a shower over the bath, ensuring all needs are met for this perfect family home

Externally, the front of the property has been meticulously maintained with a lovely laid to lawn front garden, mature hedges and driveway parking for three cars. The integral garage with the added benefit of power and lighting presents an ideal space for storage or houses the utility space plumbed for a washing machine and space for a dryer. The private rear garden offers a space to sit, relax and enjoy the sun throughout the day in a peaceful setting. The patio area provides alternative dining areas during the summer months, giving the ideal space for hosting and al-fresco dining.

FEATURES

- Detached Family Home in a Beautiful Location
- Four Beautifully Presented Double Bedrooms
- En-suite To Master Bedroom
- Light Filled Conservatory
- Fabulous Open Plan Kitchen Diner
- Favourably Positioned in Langho
- Rear Garden With Lawn & Flagged Patio
- Driveway Parking
- Garage With Power & Lighting
- Freehold Tenure; Council Tax Band E



ROOM DESCRIPTIONS

Ground Floor

Hallway

Karndean flooring, stairs to first floor, under stair storage, uPVC double glazed door, panel radiator, phone point.

Lounge

15' 00" x 11' 09" (4.57m x 3.58m) Carpet flooring, gas fire in marble surround & hearth, ceiling coving, panel radiator, TV point, uPVC double glazed window.

Kitchen/Diner

21' 02" x 11' 07" (6.45m x 3.53m) Range of fitted wall and base units with contrasting granite surfaces, splashback and upstands, integral double Neff oven, Neff five ring gas hob, extractor fan, fridge freezer, dishwasher, Neff microwave, LVT flooring, ceiling coving, ceiling spotlights, central island with breakfast bar, kickboard lighting, panel radiator, uPVC double glazed patio doors.

W/C

7' 03" x 4' 03" (2.21m x 1.30m) Two piece in white, tiled splashback, Karndean flooring, ceiling coving, heated towel radiator, frosted uPVC double glazed window.

Conservatory

14' 10" x 9' 11" (4.52m x 3.02m) In brown uPVC double glazing, LVT flooring, panel radiator, TV point.

First Floor

Master Bedroom

13' 00" x 11' 09" (3.96m x 3.58m) Carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

En-suite To Master Bedroom

8' 06" x 4' 03" (2.59m x 1.30m) Three piece in white, shower enclosure, mains fed shower, tiled floor to ceiling, tiled flooring, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.

Bedroom Two

11' 09" x 9' 02" (3.58m x 2.79m) Carpet flooring, panel radiator, TV point, uPVC double glazed window.

Bedroom Three

11' 09" x 7' 10" (3.58m x 2.39m) Carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

Bedroom Four

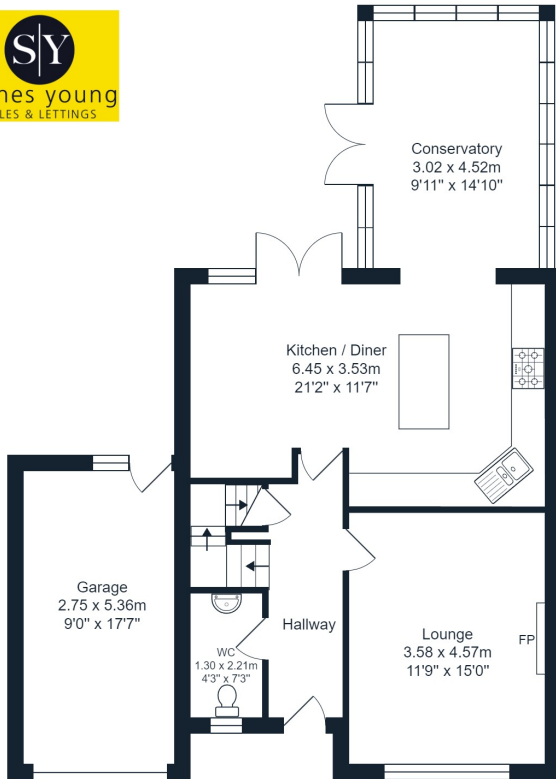
10' 01" x 9' 03" (3.07m x 2.82m) Carpet flooring, panel radiator, uPVC double glazed window.

Family Bathroom

8' 06" x 5' 04" (2.59m x 1.63m) Three piece in white, mains fed shower over the bath, tiled floor to ceiling, tiled flooring, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.



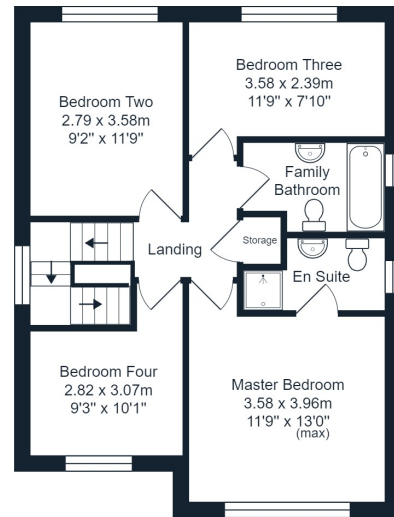
FLOORPLAN & EPC



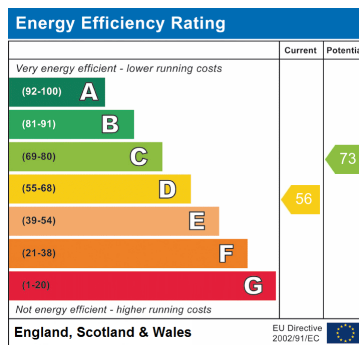
GROUND FLOOR

Higherfield, Langho, Blackburn

All measurements are approximate and for display purposes only.
Total Area: 123.3 m² ... 1327 ft² (excluding garage)



FIRST FLOOR



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.

