

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

£209,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*TWO DOUBLE BEDROOM DETACHED BUNGALOW IN LOVELY LANGHO LOCATION\*** Just a stones throw from local bus routes and convenience store, this detached home offers a blank canvas with the potential to add value and make your own. This exceptionally popular area offers the perfect balance of a village location with beautiful scenery and walks, while remaining a short drive from Clitheroe, Whalley, Great Harwood.

As you approach the home, you'll be captivated by its delightful curb appeal, featuring well-maintained gardens and open driveway. Entering the property, you will enjoy the spacious entrance with all important storage cupboard. Into the light filled, spacious lounge you'll find an airy and well proportioned room with plenty of space for furniture for those downsizing. Through the lounge and to the back of the property, you'll find both double bedrooms, kitchen, bathroom and conservatory. The conservatory presents an impressive footprint, almost spanning the full width of the property and gives imagination for those looking to expand this already impressive property. All rooms have been well maintained by the previous owners leaving a blank canvas throughout for you to modernise and make your home exactly as you'd like.

Outside, you'll find a low maintenance South-West facing rear garden which has been graveled and flagged so full enjoyment is made from the space on offer. A single garage is set back from the house which features power and lighting enabling the potential is used to the fullest.

## FEATURES

- Detached True Bungalow in Desirable Ribble Valley Location
- Enviaible Plot on Kirkdale Road
- No Chain Delay
- Spacious Light Filled Conservatory
- Two Double Bedrooms
- Driveway Parking
- Superb Front & Rear Gardens
- Freehold
- Council Tax Band C; On a Water Meter
- New Roof



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet flooring, uPVC double glazed door & window, storage cupboard, panel radiator, phone point.

#### Lounge

Carpet flooring, gas fire with marble hearth, ceiling coving, panel radiator, TV point, phone point, uPVC double glazed window.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, integral electric oven, gas hob, extractor fan, plumbed for washing machine, sink and drainer, lino tiled flooring, integral fridge freezer, tiled splashback, uPVC double glazed window, panel radiator.

#### Conservatory

In white uPVC double glazing, tiled flooring, panel radiator, TV point.

#### Internal Hallway

Carpet flooring, loft access.

#### Master Bedroom

Double bedroom with carpet flooring, panel radiator, TV point, uPVC double glazed window.

#### Bedroom Two

Double bedroom with carpet flooring, built in storage, panel radiator, uPVC double glazed window.

#### Bathroom

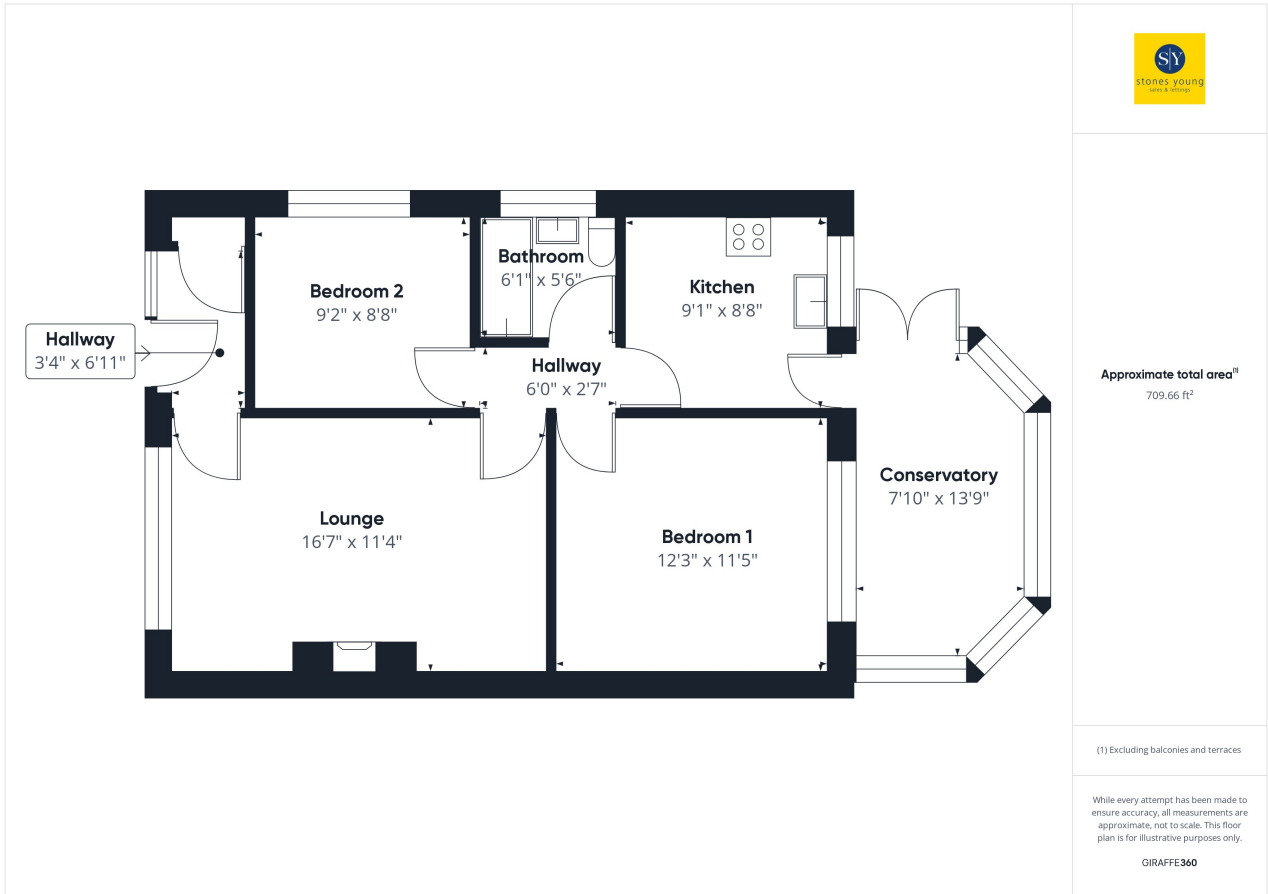
Three piece in grey with mains fed shower over bath, tiled floor to ceiling, lino tiled flooring, panel radiator, frosted uPVC double glazed window.







# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.