

St Marys Drive, Langho, Blackburn, Lancashire. BB6 8DL

£205,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

\*DELIGHTFUL THREE BEDROOM DORMER BUNGALOW ON ST MARYS DRIVE, LANGHO WITH BEAUTIFUL VIEWS!  
Set in this highly regarded area in the Ribble Valley, occupying an enviable plot, this spacious property is bursting with potential and will make a wonderful home! The property is accompanied by a detached garage, gardens and driveway parking, making this the ideal property for modern family living.

Upon entering this charming property you are greeted by an entrance vestibule that leads into the bright and spacious lounge which, due to its elevated position, enjoys spectacular views over the Ribble Valley! The fitted kitchen provides storage in the form of base and eye level units in a solid dark wood finish and overlooks the rear garden. The master bedroom is currently located on the ground floor and provides plenty of space for wardrobes and a further single bedroom is also present. The three piece shower room completes the ground floor. On the first floor, leading from the landing, you will find a further double bedroom which boasts stunning views ensuring this to be a relaxing and tranquil space. The property is warmed through gas central heating and benefits from double glazing throughout and also benefits from a recent re-wire.

Situated in this sought after area with OFSTED 'outstanding' rated schools close by, this property also benefits from the excellent amenities in Langho including a Spar, Chemist and food outlets all within walking distance as well as being located close to a bus route ensuring Blackburn, Whalley and Clitheroe are all easily accessible. Driveway parking is present as well as a single detached garage. Boasting huge curb appeal, this property also offers beautiful yet low maintenance gardens to the front and rear of the property.

The property has the scope to develop further subject to planning permission and must be viewed to appreciate the full potential.

## FEATURES

- Wonderful views of the Ribble Valley
- Three bedrooms
- Fabulous gardens!
- Freehold tenure
- Enviable location of Langho
- Detached dormer bungalow
- Detached garage
- Driveway parking
- Council tax band C; Not on a water meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet flooring, carpet mat, built in storage cupboard, ceiling coving, double glazed upvc front door, panel radiator.

#### Lounge

18' 01" x 11' 06" (5.51m x 3.51m)  
Gas fire with marble hearth and wooden surround, carpet flooring, double glazed upvc window overlooking views, ceiling coving, panel radiator, Tv point.

#### Inner Hall

Carpet flooring, stairs to first floor.

#### Bedroom Three

8' 09" x 8' 04" (2.67m x 2.54m)  
Single with carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

#### Bathroom

6' 01" x 5' 07" (1.85m x 1.70m)  
Three piece suite in white with mains fed shower enclosure, tiled floor to ceiling, towel radiator, ceiling coving, tiled flooring, double glazed upvc frosted window.

#### Bedroom Two

11' 07" x 10' 02" (3.53m x 3.10m)  
Double with carpet flooring, ceiling coving, built in storage, double glazed upvc window, panel radiator

#### Kitchen

10' 05" x 8' 07" (3.17m x 2.62m)  
Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled floor to ceiling, plumbed for washing machine, integrated Smeg electric oven (not working) with gas ring hob and extractor fan, carpet flooring, space for under counter fridge, space for freezer, strip light, double glazed upvc window and door to rear garden, panel radiator.

### First Floor

#### Landing

Carpet flooring, built in storage housing tank

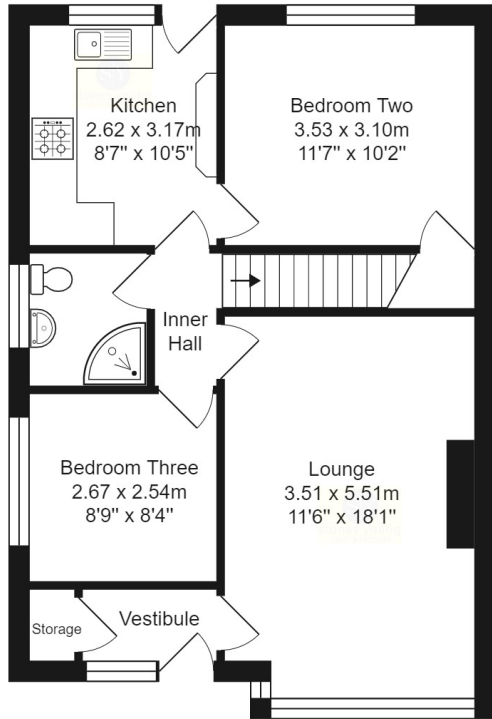
#### Bedroom One

11' 06" x 11' 01" (3.51m x 3.38m)  
Double with carpet flooring, double glazed upvc window overlooking views, panel radiator



# FLOORPLAN & EPC

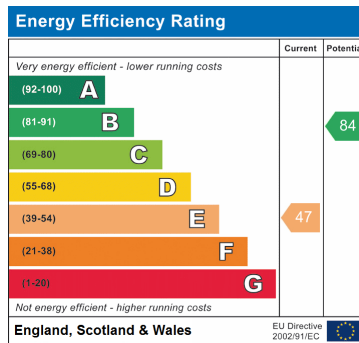
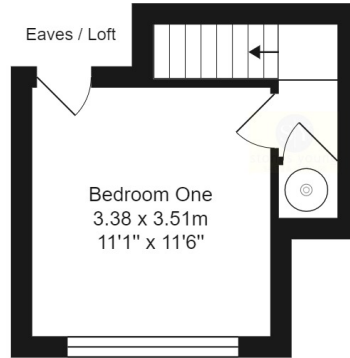
## GROUND FLOOR



## St Mary's Drive, Langho

Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>  
 All measurements are approximate  
 and for display purposes only.

## 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.

