

Whinney Lane, Langho, Blackburn, Lancashire. BB6 8DQ

£375,000 Leasehold

FOR SALE



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



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## PROPERTY DESCRIPTION

**\*ESTABLISHED, SEMI DETACHED FAMILY HOME IN ENVIABLE LANGHO LOCATION WITH THREE RECEPTION ROOMS!\*** Built in 1912, this beautifully presented three bedroom property, set in a favourable position in the Ribble Valley, offers a wonderful standard of spacious accommodation. This generous property benefits from a stunning rear garden, driveway parking for two cars with a detached garage. The property is perfect for those looking for a sizeable home in this desirable location.

This traditional semi detached property briefly comprises an entrance vestibule with Victorian tiled flooring which leads into the spacious landing which houses the stairs to the first floor and under stair storage. The generous lounge offers a beautiful space to relax, which is filled with natural daylight provided by the large window which ensures stunning views over the garden. The second reception room is currently utilized as a dining room and is the ideal place to enjoy with family. Reception room three benefits from built in furniture in a light wood effect finish ensuring the space is maximized. Stepping in to the charming kitchen you'll find ample storage in the form of base and eye level units with contrasting work surfaces and flooring. Completing the ground floor is the utility room and two piece WC. On the first floor, leading from the landing is the sizeable master bedroom with a feature fireplace and boasting wonderful views making this a serene space to unwind. In addition to this are two further double bedrooms, one of which benefits from fitted wardrobes. The four piece bathroom suite featuring a Jacuzzi bath and separate shower enclosure which completes this delightful property internally.

Occupying an enviable plot, this superb property is within the catchment area of highly regarded schools, as well as the excellent amenities that Langho has to offer, and within walking distance to the train station. This sizable property oozes huge curb appeal with it's inviting, manicured garden with endearing plants, trees and hedges providing privacy to the home. Driveway parking is present and provides off road parking for two cars. There is also a single detached garage which benefits from power and lighting. This endearing property boasts an attractive laid to lawn garden to the rear with a lovely flagged patio which has created the perfect area for outdoor dining. This has been a cherished home for the current vendors who have lived in and loved this home for the last 40 years. This captivating property must be viewed early, as high interest is expected due to the size and location of this attractive home.

## FEATURES

- Spacious Semi Detached Family Home
- Enviale Langho location
- Three Reception Rooms
- Three Double Bedrooms
- Spacious Room Sizes
- Positioned With Rural Views
- Manicured Front & Rear Gardens
- Driveway Parking
- Generous Room Sizes
- Leasehold; On a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Victorian tiled flooring, double glazed upvc front door.

#### Hallway

Carpet flooring, under stairs storage, double glazed upvc front door, panel radiator.

#### Lounge

14' 01" x 13' 09" (4.29m x 4.19m)

Carpet flooring, ceiling coving, gas fire with tiled hearth and wood surround, triple glazed upvc window, panel radiator, TV point.

#### Second Reception Room

13' 07" x 13' 06" (4.14m x 4.11m)

Carpet flooring, ceiling coving, fitted units, double glazed upvc window, panel radiator.

#### Dining Room

14' 02" x 11' 07" (4.32m x 3.53m)

Carpet flooring, ceiling coving, wood paneling, built in storage, double glazed upvc window, panel radiator.

#### Kitchen

14' 00" x 9' 08" (4.27m x 2.95m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, sink and drainer, tiled splash backs, plumbed for washing machine, space for electric cooker, ceiling spot lights, double glazed upvc window, panel radiator.

#### Utility Room/Boiler Room

7' 09" x 4' 03" (2.36m x 1.30m)

Vinyl flooring space for fridge freezer, plumbed for washing machine, wall mounted boiler.

#### WC

5' 00" x 2' 08" (1.52m x 0.81m)

Tiled flooring, wc in white, double glazed upvc window, panel radiator.

### First Floor

#### Landing

Carpet flooring, double glazed upvc window.

#### Bedroom One

14' 01" x 13' 06" (4.29m x 4.11m)

Double bedroom with carpet flooring, fitted wardrobes, feature fireplace, double glazed upvc window, panel radiator.

#### Bedroom Two

11' 11" x 11' 09" (3.63m x 3.58m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

#### Bedroom Three

13' 07" x 12' 05" (4.14m x 3.78m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

#### Bathroom

14' 00" x 8' 01" (4.27m x 2.46m)

Vinyl flooring, four piece in white with mains fed shower enclosure, Jacuzzi bath, ceiling spot light, x2 radiators, x3 double glazed upvc windows.



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.