



48 Moorland Road, Langho
Ribbles Valley

£265,000

A true three bedroom bungalow on this quiet road in Langho offering a large plot with ample off-road parking and detached garage. Benefitting from a complete re-roof and recently upgraded boiler, this spacious bungalow requires some minor modernisation internally but would create a beautiful home suiting a large variety of buyers.

The internal accommodation briefly affords an entrance porch, living room, three double bedrooms, en-suite shower room and separate bathroom, kitchen leading to a conservatory and a useful attic space offering plenty of additional storage.



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Entering the bungalow into the vestibule then into the living room which is a pleasant sized window frontage and fireplace with surround. The lounge provides access into the inner hallway with access into all bedrooms, bathroom and kitchen. The three bedrooms are all comfortable doubles with the principal bedroom benefitting from a 3pc en-suite shower room with dual flush wc, wash basin with below vanity unit and corner shower. To the other end of the hallway is the 3pc house bathroom with panelled bath, pedestal wash basin and dual flush wc.

Through to the kitchen there are fitted base and eye level units and sink unit, four ring gas hob, double electric oven, dishwasher, space for small dining table and sliding door into the rear conservatory. With access through French doors to the rear garden, the conservatory enjoys views of the private rear garden with upvc double glazed walls and a polycarbonate roof covering.

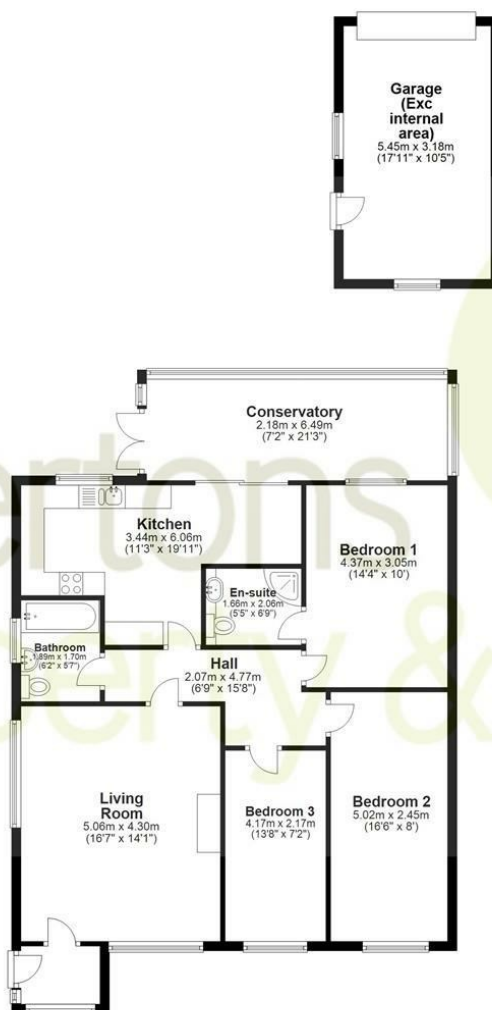
Externally the property benefits from a large paved rear garden with multiple seating areas, mature bedded areas and off road parking for a further three cars leading to the detached garage with vehicle access off Whalley Road. To the front of the property there is a blocked paved driveway providing off-road parking for one car and an Indian stone paved front yard.

The location of the bungalow is ideal for public transport routes and there is a local convenience store around the corner. Situated within the Ribble Valley, this is an excellent downsize opportunity and viewing is encouraged. Situated in Langho with the bus route along the main road and the train station a walk down Whalley Road, the local Spar is also a short walk away therefore a highly convenient location for access to local amenities and nearby towns.

All Mains Services are Installed.

From buying your first home to moving up the property ladder, whether you're upgrading or downsizing, we know how time-consuming it can be to find the right mortgage. We're here to take the stress out of the situation and find you the best residential mortgage for you and your circumstances. We support on form-filling, financial checks, and all that property jargon, answering any questions you have and guiding you through the application process - you can relax and look forward to settling into your new pad. Our finance team understand that this type of finance is time-critical, so you can rely on us to meet your short-term finance needs.

Ground Floor
Approx. 105.8 sq. metres (1139.3 sq. feet)



Total area: approx. 105.8 sq. metres (1139.3 sq. feet)



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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