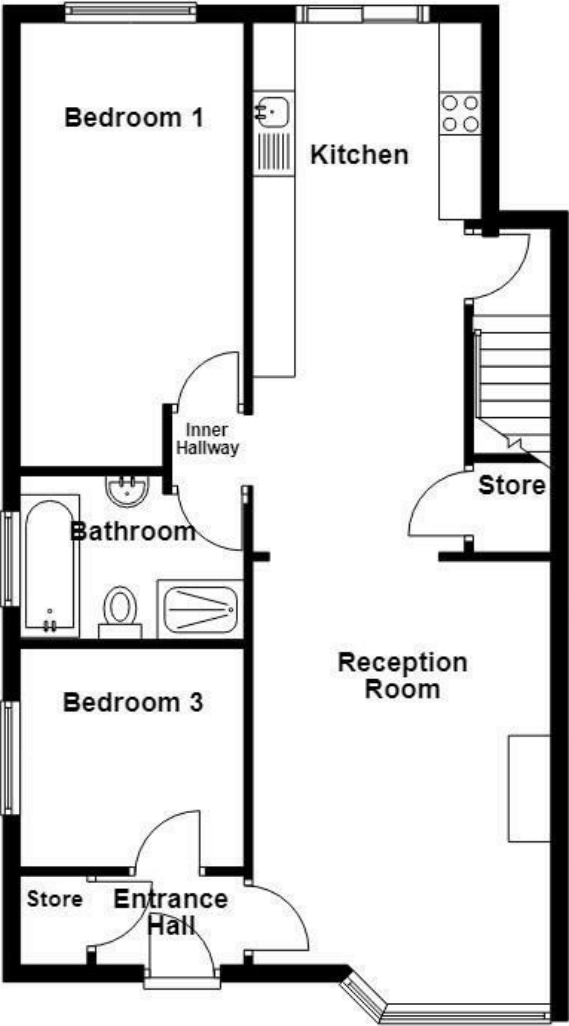
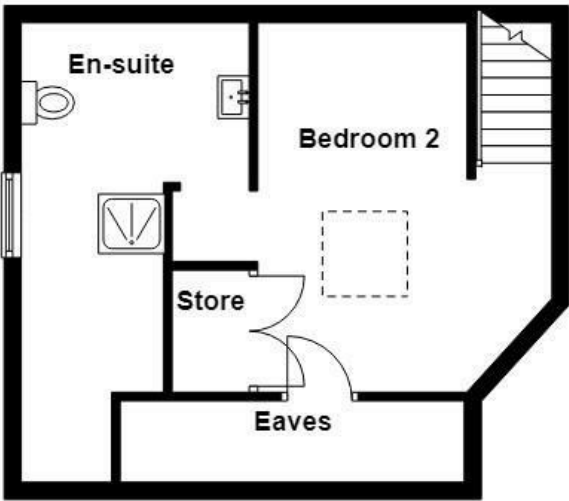


Ground Floor



First Floor



Hillcrest Road, Langho, BB6 8EN

£399,950

AN EXQUISITE SEMI DETACHED BUNGALOW

Nestled on the desirable Hillcrest Road in Langho, this exceptional semi-detached bungalow presents a unique opportunity for those seeking a modern and spacious home. Recently transformed to the highest standard, the property boasts a contemporary design with neutral decor that creates a warm and inviting atmosphere throughout. The bungalow features three generously sized bedrooms and two well-appointed bathrooms, making it ideal for families or those who appreciate extra space. The highlight of this home is undoubtedly the fantastic loft conversion, which adds both character and functionality to the living space. The open-plan layout seamlessly connects the living, dining, and kitchen areas, perfect for entertaining guests or enjoying family time. Outside, the property is equally impressive, offering beautifully maintained gardens at both the front and rear, providing a tranquil outdoor retreat. Ample off-road parking ensures convenience for residents and visitors alike, while the detached garage offers additional storage or workshop space. Situated in the highly sought-after location of Langho, this home is just a stone's throw away from local shops and amenities, with easy access to the nearby towns of Clitheroe, Preston, and Blackburn. This property truly is a gem and is not to be missed. Whether you are looking for a family home or a peaceful retreat, this bungalow offers everything you could desire in a modern living space.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hillcrest Road, Langho, BB6 8EN

£399,950

 3  2  1  C

- Exquisite Semi Detached Bungalow
- Fantastic Loft Conversion
- Ample Off Road Parking
- Tenure - Freehold
- Three Generously Sized Bedrooms
- Stunning Open Plan Living
- EPC Rating - C
- Two Well Appointed Bathrooms
- Beautiful Front And Rear Gardens
- Council Tax Band - B

Ground Floor

Entrance

Composite double glazed frosted door to the entrance hallway.

Entrance Hallway

5'9 x 3'5 (1.75m x 1.04m)

Smoke alarm, boiler cupboard, wood effect laminate flooring, doors to the reception room and bedroom three.

Bedroom Three

8'8 x 8'5 (2.64m x 2.57m)

UPVC double glazed window, central heating radiator.

Reception Room

17'3 x 11'5 (5.26m x 3.48m)

UPVC double glazed bay window, central heating radiator, tiled fireplace, television point, wood effect laminate flooring, open to the kitchen.

Kitchen

20'6 x 8'9 (6.25m x 2.67m)

Velux window, central heating radiator, a range of panelled wall and base units, wood effect surface, composite sink and drainer with mixer tap, double Rangemaster electric oven with a four ring electric hob and integrated extractor hood, integrated dishwasher and washing machine, space for a fridge freezer, spotlights, breakfast bar, under staircase storage cupboard, open to the inner hallway, door to the staircase to the first floor, UPVC double glazed French doors to the rear.

Inner Hallway

2'10 x 2'9 (0.86m x 0.84m)

Wood effect laminate flooring, doors to bedroom one and bathroom.

Bedroom One

17'7 x 8'7 (5.36m x 2.62m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobe.

Bathroom

8'8 x 5'11 (2.64m x 1.80m)

UPVC double glazed frosted window, a four piece suite comprising of a tiled panelled bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, extractor fan, tiled effect

First Floor

Bedroom Two

14'8 x 14'3 (4.47m x 4.34m)

Velux window, central heating radiator, spotlights, storage cupboards, television point, inset shelving, open to the en suite.

En Suite

18'1 x 8'3 (5.51m x 2.51m)

UPVC double glazed window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, direct feed shower enclosure, spotlights, wood effect Lino flooring.

External

Front

Laid to lawn garden with slate chippings, imprinted concrete driveway with access to the detached garage.

Rear

Laid to lawn garden with Indian stone paving, bedding, mature shrubs and access to the detached garage.



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