


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Clayton Row, Langho, BB6 8DH

Asking Price £189,950

AN EXQUISITE MID TERRACED PROPERTY WITHIN THE MOST SOUGHT AFTER LOCATION

Nestled in the tranquil Clayton Row, Langho, this exquisite mid-terraced house is a true gem, presented to the highest standard with immaculate attention to detail. The property boasts modern fixtures and stylish interiors that create a welcoming atmosphere throughout.

Inside, you will find two generously sized bedrooms, perfect for a small family or a couple seeking comfort and space. The open plan kitchen diner is a standout feature, providing an ideal setting for both everyday living and entertaining. Additionally, the fantastic utility room extension adds practicality and convenience to your daily routine.

The property is situated in a highly desirable location, offering beautiful views and a sense of privacy, as it is not overlooked. Residents will appreciate the close proximity to local amenities, including shops, schools, and bus routes, ensuring that everything you need is within easy reach. Furthermore, excellent motorway and network links to Blackburn, Clitheroe, and Preston make commuting a breeze.

This charming home is ready for you to move straight in, making it an ideal choice for those looking for a stylish and comfortable living space in a peaceful setting. Don't miss the opportunity

# Clayton Row, Langho, BB6 8DH

Asking Price £189,950



- Two Bedroom Mid Terrace
- Stylish Modern Interiors
- On Street Parking
- Tenure - Leasehold
- Open Plan Kitchen Diner
- Beautiful Countryside Views
- EPC Rating - D
- Utility Room Extension
- Sought After Langho Location
- Council Tax Band - B

## Ground Floor

**Reception Room One**  
13'5 x 13'2 (4.09m x 4.01m)

**Inner Hallway**  
3'1 x 2'6 (0.94m x 0.76m)

**Kitchen Diner**  
13'5 x 13'1 (4.09m x 3.99m)

**Utility Room**  
12'11 x 6'3 (3.94m x 1.91m)

## First Floor

**Landing**  
6'5 x 6'5 (1.96m x 1.96m)

**Bedroom One**  
13'5 x 13'2 (4.09m x 4.01m)

**Bedroom Two**  
10'2 x 6'9 (3.10m x 2.06m)

**Bathroom**  
6'5 x 6'4 (1.96m x 1.93m)

## External

**Rear**  
Enclosed rear yard.

**Front**  
On street parking.

