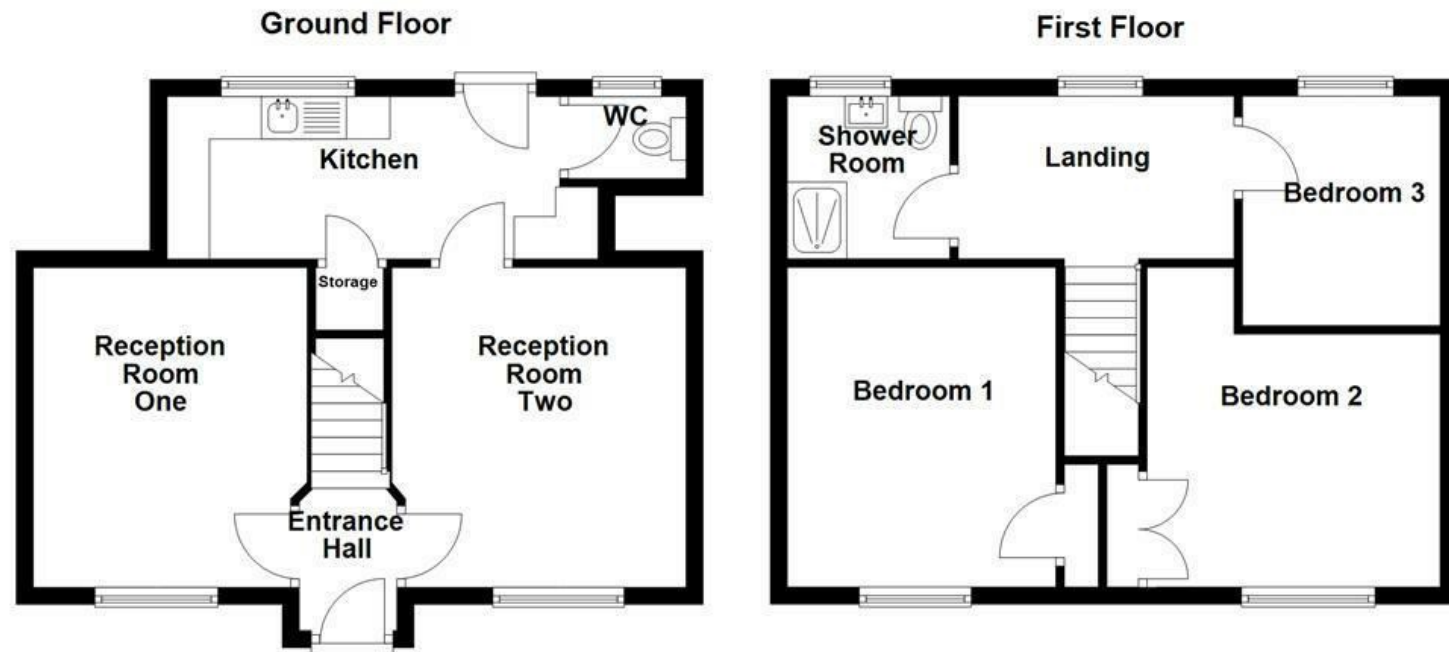




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Larkhill, Old Langho, BB6 8AR

£235,000

AN IMPRESSIVE FAMILY HOME

Offering spacious rooms, neutral decoration and no chain delay, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Old Langho. Bursting with potential, this property, once updated, has the potential to be the perfect family home truly not to be missed! With gardens to both the front and the rear, two living areas and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads on to a fitted kitchen which leads on to a WC and out to the rear. The first floor comprises of doors on to three bedrooms and a shower room. Externally there is a laid to lawn garden with paving and mature shrubs to the rear. To the front there is a garden with paving and bedding and mature shrubs.

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

Larkhill, Old Langho, BB6 8AR

£235,000

3

1

2

D

Tenure Leasehold

End Terraced Property

Viewing essential

Easy Access To Major Network Links

Council Tax Band B

Three Bedrooms

Abundance Of Space

EPC Rating D

No Chain Delay

Ample Sized Enclosed Rear Garden

Ground Floor

Entrance

UPVC double glazed frosted door to entrance hall.

Entrance Hall

5'6 x 3'9 (1.68m x 1.14m)

Smoke alarm, doors to two reception rooms and stairs to first floor.

Reception Room One

12'4 x 9'11 (3.76m x 3.02m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble hearth and television point.

Reception Room Two

12'4 x 10'10 (3.76m x 3.30m)

UPVC double glazed window, central heating radiator, coving, dado rail, open coal gas fire with tiled hearth and oak mantle, television point, integrated alcove storage and door to kitchen.

Kitchen

15'2 x 6'3 (4.62m x 1.91m)

UPVC double glazed window, range of laminate wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, integrated extraction hood, space for fridge and freezer, washing machine and dryer, lino flooring, door to WC and UPVC double glazed frosted door to rear.

WC

4'7 x 3'2 (1.40m x 0.97m)

UPVC double glazed frosted window, low bowl WC and lino flooring.

First Floor

Landing

9'10 x 6'4 (3.00m x 1.93m)

UPVC double glazed window, central heating radiator, smoke alarm, loft hatch, doors to three bedrooms and shower room.

Bedroom One

12'5 x 9'11 (3.78m x 3.02m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

12'5 x 10'10 (3.78m x 3.30m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Three

8'10 x 7'9 (2.69m x 2.36m)

UPVC double glazed window and central heating radiator.

Shower Room

6'3 x 6'3 (1.91m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite, double direct feed shower enclosure, dual flush WC, vanity top wash basin with mixer tap, PVC panel elevation and lino flooring.

External

Front

Laid to lawn garden with paving and mature shrubs.

Rear

Laid to lawn garden with paving and bedding areas.

A bright, empty room with light-colored walls and a beige carpet. A wooden rocking chair sits in front of a window with light-colored curtains. A white radiator is visible under the window. A doorway is on the right side of the frame.

A bright, empty room with light-colored walls and a beige carpet. A window with light-colored curtains is on the left wall. A white radiator is positioned below the window.

A kitchen area featuring light-colored laminate wall and base units. A wooden display cabinet stands against the wall. A fireplace with a tiled hearth and an oak mantle is visible. A doorway on the left leads to another room.

A bright, empty bedroom with light-colored walls and a beige carpet. A window with light-colored curtains is on the left wall. A television is mounted on the wall above the window.

A shower room with light-colored walls and a beige carpet. It features a glass-enclosed shower area, a white vanity unit with a sink, and a white toilet. A window is located above the vanity unit.

An aerial view of a rectangular rear garden with a green lawn. The garden is enclosed by a wooden fence with brick pillars. There are trees and shrubs around the perimeter.

A bright, empty bedroom with light-colored walls and a beige carpet. A window with light-colored curtains is on the left wall. A white radiator is positioned below the window.

A bright, empty bedroom with light-colored walls and a beige carpet. A window with light-colored curtains is on the left wall. A wooden rocking chair is visible in the foreground.

Tel: 01200422824

www.keenans-estateagents.co.uk