



Masefield Close, Old Langho, BB6 8HS Asking Price £239,950

A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SET WITHIN BROCKHALL VILLAGE BEING SOLD FULLY FURNISHED

Nestled within the charming Brockhall Village, this deceptively spacious first-floor apartment offers a delightful blend of comfort and potential. Built in 2004, the property boasts two well-proportioned double bedrooms and two bathrooms, making it an ideal choice for a professional couple or those seeking a convenient "lock up and go" lifestyle.

As you enter, you are greeted by an inviting open-plan kitchen and dining area, perfect for entertaining or enjoying quiet meals at home. The spacious living room provides a welcoming space to relax and unwind, while the neutral tones throughout the apartment create a warm and inviting atmosphere.

One of the standout features of this property is the useful loft room, which presents an exciting opportunity for conversion, subject to the necessary planning permissions, or could simply serve as additional storage. The apartment has been lovingly maintained by its current owner, ensuring that it is ready for you to move straight in or update to your personal taste.

Set within a well-regarded gated community, this apartment offers the tranquillity of the Ribble Valley countryside while still being conveniently located. With two allocated parking spaces, you will have the ease of access that modern living demands.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	78
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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- Beautifully Presented Apartment
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating C

Ground Floor

Entrance Hall

20'1 x 7'8 (6.12m x 2.34m)
Hardwood double glazed front door, two UPVC double glazed windows, smoke detector and stairs to first floor.

First Floor

Landing

13'4 x 7'8 (4.06m x 2.34m)
UPVC double glazed window, smoke detector, doors leading to store/study and dining room.

Store/Study

9'4 x 7'8 (2.84m x 2.34m)
UPVC double glazed window, central heating radiator, fitted storage and wood effect flooring.

Dining Room

9'5 x 8'6 (2.87m x 2.59m)
Central heating radiator, spotlights, fuse box, intercom, fitted storage, glass brick wall to bedroom, wood effect flooring, open arch to kitchen and arch to inner hall.

Kitchen

9'11 x 9'8 (3.02m x 2.95m)
UPVC double glazed window, range of wall and base units with laminate work surfaces, integrated high rise double oven, four ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, Samsung fridge freezer, integrated AEG washing machine/dryer, integrated Whirlpool dishwasher, integrated wine racks, enclosed boiler, spotlights and wood effect flooring.

Inner Hall

7'8 x 7'2 (2.34m x 2.18m)
Central heating radiator, coving, loft access, spotlights, wood effect flooring, doors leading to reception room, two bedrooms and bathroom.

Reception Room

23'7 x 18'9 (7.19m x 5.72m)
Five UPVC double glazed windows, three central heating radiators, coving, electric fire set within Portuguese limestone surround, television point, fast fibre and access to loft room via ladder.

Bedroom One

10'2 x 9'2 (3.10m x 2.79m)
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and door to en suite.

En Suite

9'2 x 3'4 (2.79m x 1.02m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, spotlights, tiled elevations, extractor fan and tiled flooring.

- Two Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Bathrooms
- Immaculate Presentation Throughout
- Council Tax Band D

