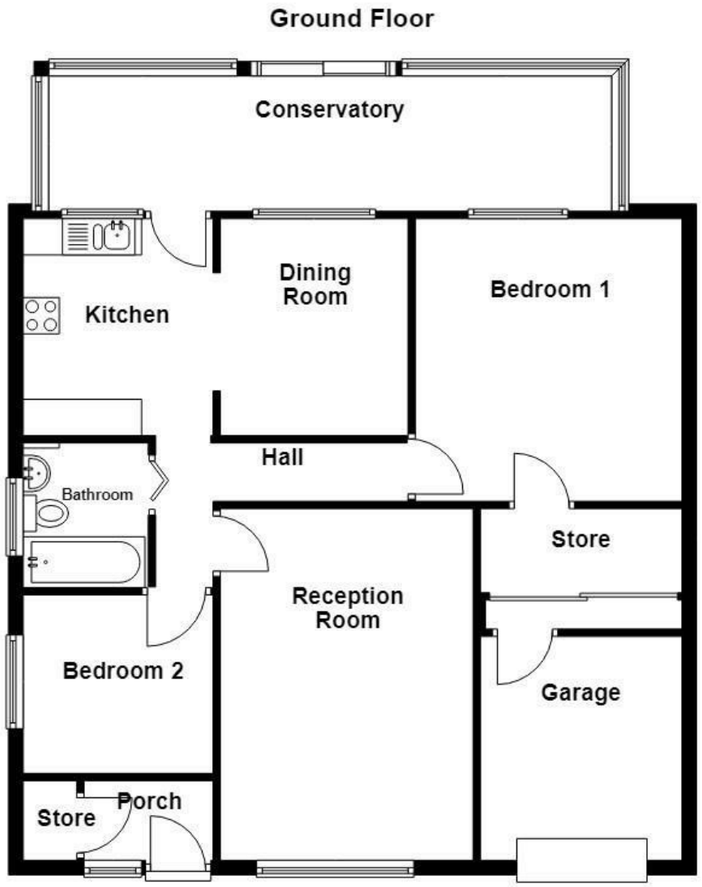
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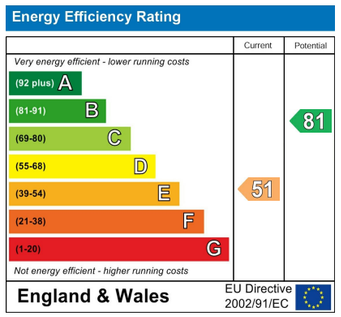












Portland Road, Langho, BB6 8EL

£275,000

AN EXCEPTIONAL DETACHED TRUE BUNGALOW

Nestled in the charming area of Langho, this delightful detached bungalow on Portland Road presents an exceptional opportunity for those seeking a comfortable and versatile home. Set on an impressive corner plot, this property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or those looking to downsize.

The heart of the home is the open plan kitchen diner, which offers a spacious and inviting atmosphere for both cooking and entertaining. Adjoining this area is a fantastic conservatory that floods the space with natural light, providing a perfect spot to relax or enjoy meals while overlooking the garden. The property is a complete blank canvas and once updated would make the perfect home.

One of the standout features of this property is the potential for further development. With ample scope to extend either outwards or upwards, you can easily tailor the home to suit your needs and preferences, making it a truly bespoke living space.

Additionally, the property benefits from two driveways and an integral garage, ensuring that parking is never a concern. Located in a prime area of Langho, you will find yourself within easy reach of local amenities, schools, and transport links, making this an ideal location for both convenience and community.

In summary, this detached bungalow offers a wonderful blend of comfort, potential, and prime location, making it a must-see for anyone looking to make Langho their home.

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

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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£275,000

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- Detached Bungalow
- Garage
- Off Road Parking
- Fitted Kitchen
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms & Conservatory
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Porch

5'10 x 3'7 (1.78m x 1.09m)

UPVC double glazed frosted front entrance door, UPVC double glazed frosted window, coving, boiler cupboard, door to the reception room.

Reception Room

15'11 x 11'5 (4.85m x 3.48m)

UPVC double glazed windows, central heating radiator, coving, ceiling rose, gas fire with limestone hearth and surround, two feature wall lights, television point, door to the hallway.

Hallway

11'5 x 6 (3.48m x 1.83m)

Loft access, coving, smoke alarm, doors to two, bedrooms, bi-fold door to the bathroom, open to the kitchen.

Kitchen

9'10 x 8'9 (3.00m x 2.67m)

UPVC double glazed window, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise double oven with a four ring gas hob and extractor hood, integrated fridge and freezer, parquet effect vinyl flooring, open to the dining room, UPVC double glazed door to the conservatory.

Dining Room

9'10 x 8'3 (3.00m x 2.51m)

UPVC double glazed window, central heating radiator, coving, ceiling rose.

Conservatory

25'5 x 6'8 (7.75m x 2.03m)

UPVC double glazed surrounding windows, two central heating radiators, polycarbonate roof, two feature wall lights, UPVC double glazed French doors to the rear.

Bedroom One

12'10 x 12'1 (3.91m x 3.68m)

UPVC double glazed window, central heating radiator, cornice coving, door to the store room.

Store Room

8'10 x 5'5 (2.69m x 1.65m)

Cornice coving, sliding wardrobe, wood effect laminate flooring, door to the garage.

Garage

11'2 x 8'10 (3.40m x 2.69m)

Power, lighting, storage, up and over garage door.

Bedroom Two

8'8 x 8'8 (2.64m x 2.64m)

UPVC double glazed window, central heating radiator.

Bathroom

6 x 5'5 (1.83m x 1.65m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, wood panelled bath with traditional taps and an electric feed over head shower, tiled elevations, Lino flooring.

External

Front

Laid to lawn wrap around garden with paving, bedding, mature shrubs and two driveways with access to the garage.

Rear

Wrap around garden with laid to lawn, paving, bedding mature shrubs.










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