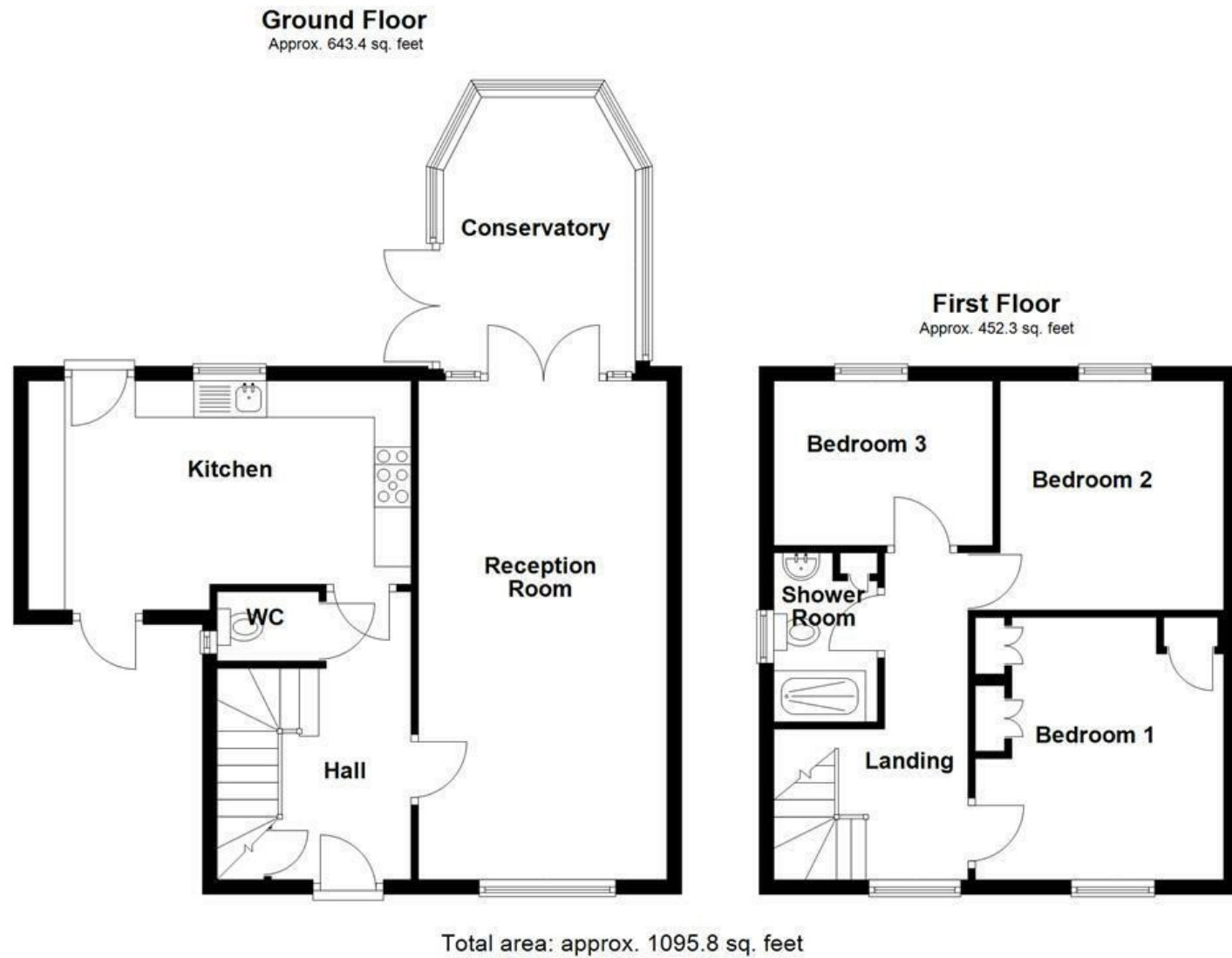




Brookside, Old Langho, BB6 8AP

£300,000

THREE BEDROOM FAMILY HOME IN A DESIRABLE LOCATION

Nested in the charming village of Old Langho, Blackburn, this delightful three-bedroom semi-detached home offers an exceptional opportunity for those seeking a blend of comfort and convenience. The property is situated in a highly desirable location, providing unrivalled access to picturesque countryside walks, perfect for nature enthusiasts and families alike.

Commuters will appreciate the easy access to the A59, which connects you effortlessly to nearby towns such as Skipton, Clitheroe, Blackburn, and Preston. This makes it an ideal choice for those who require a balance between rural tranquility and urban amenities.

The home features a spacious living room that invites relaxation and family gatherings, complemented by a bright conservatory that extends the living space and brings the outdoors in. The layout is thoughtfully designed, making it perfect for a small family looking to create lasting memories.

Outside, the property boasts a low-maintenance rear garden, allowing you to enjoy your outdoor space without the burden of extensive upkeep. The front garden is lawned, providing a pleasant view and enhancing the overall curb appeal of the home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

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 3  1  1  D

- Semi Detached Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating; D
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehold
- Spacious Reception Room
 - Gardens Front And Rear
 - Council Tax Band: B

Ground Floor

Hall

12'11 x 8'8 (3.94m x 2.64m)
UPVC double glazed entrance door, UPVC double glazed frosted window, central heating radiator, wood effect flooring, stairs to first floor and doors to reception room, kitchen and WC.

WC

4'7 x 2'6 (1.40m x 0.76m)
UPVC double glazed frosted window, low flush WC and wood effect flooring.

Kitchen

17'2 x10'3 (5.23m x3.12m)
UPVC double glazed window, coving, wall and base units, laminate worktops, range cooker with seven burner gas hob, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, integrated fridge freezer, part tiled elevation, vinyl flooring UPVC double glazed frosted door to front and UPVC double glazed door to rear.

Reception Room One

22'5 x 11'2 (6.83m x 3.40m)
UPVC double glazed window, central heating radiator, coving, TV point, two feature wall lights, living flame gas fire, tiled surround and heath, wood mantle and UPVC double glazed French doors to conservatory.

Conservatory

12'5 x 8'7 (3.78m x 2.62m)
Mostly UPVC double glazed windows, pitched polycarbonate roof, storage heater, ceiling fan, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

11'8 x 11'2 (3.56m x 3.40m)
UPVC double glazed window and central heating radiator.

Bedroom Two

10'5 x 10'3 (3.18m x 3.12m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'8 x 7'5 (2.95m x 2.26m)
UPVC double glazed window, central heating radiator, coving and dado rail.

Shower Room

7'7 x 5'6 (2.31m x 1.68m)
Hardwood double glazed frosted window, coving, dual flush WC, pedestal wash basin with traditional taps, direct feed shower in double enclosure, linen closet containing boiler, part PVC panel elevation, tile effect flooring,

External

Front

Laid to lawn garden and mature hedges.

Rear

Patio, storage and summerhouse.



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