



Whalley Road, Langho, BB6 8EJ

£375,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME WITH NO ONWARD CHAIN

Nestled on the sought-after Whalley Road in Langho, Blackburn, this charming semi-detached bungalow offers a delightful blend of space, style, and comfort. Spanning an impressive 1,690 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The interiors are tastefully designed, showcasing modern fixtures and fittings that enhance the overall aesthetic. The bungalow is bursting with character and charm, ensuring a warm and welcoming atmosphere throughout. The enviable fitted kitchen is a highlight of the home, offering a perfect space for culinary enthusiasts to create and enjoy meals. The versatile living areas cater to various needs, whether it be family gatherings or quiet evenings in. Outside, the property features beautiful gardens that provide a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, there is ample off-road parking, ensuring convenience for residents and guests alike. Located in one of the most desirable areas of Blackburn, this bungalow is ready for you to move straight in and make it your own. With its exceptional finish and thoughtful design, this property truly represents the perfect family home. Don't miss the opportunity to view this stunning residence.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

Whalley Road, Langho, BB6 8EJ

£375,000



- Outstanding Semi Detached Family Home
 - Spacious Fitted Kitchen
 - Ample Off Road Parking
 - Tenure - Leasehold
- Three Well Proportioned Bedrooms
 - Beautiful Surrounding Gardens
 - EPC Rating - TBC
- Two Inviting Reception Rooms
 - Sought After Langho Location
 - Council Tax Band - C

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule

2'10 x 2'9 (0.86m x 0.84m)

Wood effect tiled flooring, oak door to the hallway.

Hallway

17'3 x 6'4 (5.26m x 1.93m)

Two central heating radiators, coving, ceiling rose, wood panelled elevations, under staircase storage cupboard, wood effect Karndean flooring, oak doors to the reception room, dining room, bedroom one, shower room and staircase to the first floor.

Reception Room

18'2 x 11'2 (5.54m x 3.40m)

Central heating radiator, coving, ceiling rose, limestone fireplace with electric burner effect fire, television point, UPVC double glazed French doors to the rear.

Bedroom One

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring.

Shower Room

8'5 x 5'11 (2.57m x 1.80m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed overhead rainfall walk in shower with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Dining Room

14'6 x 12'10 (4.42m x 3.91m)

UPVC double glazed box window, central heating radiator, ceiling rose, wood panelled elevations, inset shelving, coving, two feature wall lights, meter cupboard, wood effect laminate flooring, oak door to the kitchen, open to the inner hallway.

Kitchen

15'11 x 9'6 (4.85m x 2.90m)

Central heating radiator, a range of panelled wall and base units, quartz surface, inset stainless steel one and a half bowl sink with mixer tap, integrated electric oven with a five ring gas hob and extractor hood, integrated double fridge and freezer, plumbing for washing machine and dryer, coving,

spotlights, centre island with integrated breakfast bar, tiled flooring, UPVC double glazed French doors to the rear.

Inner Hallway

4'6 x 2'11 (1.37m x 0.89m)

Coving, spotlights, oak doors to bedroom two, bedroom three and WC.

Bedroom Two

14'8 x 7'6 (4.47m x 2.29m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect laminate flooring.

Office

7'6 x 7 (2.29m x 2.13m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect laminate flooring.

WC

4'7 x 3'11 (1.40m x 1.19m)

Central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, LED mirror, coving, extractor fan, spotlights, tiled flooring.

First Floor

Landing

12'7 x 6 (3.84m x 1.83m)

Smoke alarm, ceiling rose, fitted storage, oak doors to two dressing rooms and office.

Dressing Room

12'4 x 9'9 (3.76m x 2.97m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'1 x 11'5 (3.66m'0.30m x 3.35m'1.52m)

UPVC double glazed window, central heating radiator.

Bedroom Four

10'1 x 9'7 (3.07m x 2.92m)

UPVC double glazed window, central heating radiator.

External

Rear

Enclosed garden with decking and bedding areas.

Front

Laid to lawn garden with imprinted concrete driveway and bedding areas.

