



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>70</b> | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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 8DD

### Offers Over £270,000

#### AN EXCEPTIONAL FAMILY HOME

Offering breath-taking countryside views, not being overlooked and having been presented and maintained to the highest standard throughout, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Langho within the Ribble Valley. With ample off road parking, beautifully maintained gardens and added conservatory, this property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and modern fixtures and fittings, this property is the perfect home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Whalley and major motorway links.

The property comprises briefly; an entrance porch leads through to a welcoming hallway which provides access through to a spacious reception room, contemporary fitted kitchen, dining room and houses a staircase to the first floor. The dining room leads openly on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, bedding and decking areas, as well as countryside views. To the front there is a garden with ample off road parking and bedding areas.

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

# Whalley Road, Langho, BB6 8DD

## Offers Over £270,000

 3  1  2  C

- Tenure Freehold
  - Ample Off Road Parking
  - Envious Views
  - Easy Access To Major Network Links
- Council Tax Band C
  - Viewing Essential
  - Not Overlooked
- EPC Rating C
  - Abundance Of Indoor And Outdoor Space
  - Sought After Area

### Ground Floor

#### Entrance

Composite double glazed frosted leaded door to porch.

#### Porch

5'11 x 2'8 (1.80m x 0.81m)

UPVC double glazed window, tiled floor and composite double glazed frosted leaded door to hall.

#### Hall

8'6 x 6'1 (2.59m x 1.85m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors to reception room, kitchen and stairs to first floor.

#### Reception Room

17'4 x 11'11 (5.28m x 3.63m)

UPVC Triple glazed window, central heating radiator, coving, electric fire, television point and wood effect laminate flooring.

#### Kitchen

13'8 x 8'4 (4.17m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights, PVC to ceiling, range of white gloss wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with high spout mixer tap, integrated electric double oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbed for washing machine, under stairs storage, wood effect laminate flooring and UPVC double glazed door to rear.

#### Dining Room

8'6 x 7'1 (2.59m x 2.16m)

Hard wood single glazed frosted window, coving, wood effect laminate flooring and open to conservatory.

#### Conservatory

6'6 x 5'11 (1.98m x 1.80m)

UPVC double glazed windows, central heating radiator, PVC to ceiling, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9' x 6'4 (2.74m x 1.93m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

12' x 10'6 (3.66m x 3.20m)

UPVC Triple glazed window, central heating radiator, coving, television point and fitted wardrobe.

#### Bedroom Two

10'8 x 10'7 (3.25m x 3.23m)

UPVC double glazed window, central heating radiator, coving, integrated storage and shelving, wood effect laminate flooring.

### Bedroom Three

8'10 x 6'4 (2.69m x 1.93m)

UPVC Triple glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

8'4 x 7'5 (2.54m x 2.26m)

Two UPVC double glazed frosted windows, central heating towel rail, four piece suite, tiled panel bath with mixer tap and rinse head, corner direct feed shower enclosure, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, PVC to ceiling, integrated linen cupboard and wood effect laminate flooring.

### External

#### Rear

Laid to lawn garden with slate chip, decking and composite storage shed.

#### Front

Laid to lawn garden with bedding areas and off road parking.



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