



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Whalley Road, Langho, BB6 8DD

### £285,000

SPACIOUS FOUR BEDROOM SEMI-DETACHED HOME

Nestled on Whalley Road in the charming village of Langho, this deceptively spacious four-bedroom semi-detached home offers a wonderful opportunity for families seeking comfort and convenience. Spanning an impressive 1,195 square feet across three floors, the property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The main living room is particularly noteworthy, stretching across the full width of the house and bathed in natural light. Its neutral decor serves as a perfect canvas for new owners to infuse their personal style, transforming this house into their dream home. The property also features pleasant field views to the rear, while the front offers picturesque sights across the Ribble Valley towards Stonyhurst, enhancing the overall appeal of the location.

Ideal for a growing family, this residence comes with the added benefit of off-road parking, ensuring convenience for daily life. Moreover, its strategic position allows for easy access to major commuter routes and is just a short distance from Langho train station, making it perfect for those who commute.

In summary, this semi-detached home on Whalley Road is a delightful blend of space, light, and location, making it an excellent choice for families looking to settle in a vibrant community. Don't miss the chance to make this lovely property your own.

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# Whalley Road, Langho, BB6 8DD

£285,000



- Exceptional Semi Detached Property
- Open Plan Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Versatile Loft Room
- Tenure Freehold
- Four Piece Bathroom Suite
- Open Aspect Views to Rear
- Council Tax Band C

## Ground Floor

### Entrance Porch

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

UPVC double glazed frosted front door, UPVC double glazed frosted windows, central heating radiator, terracotta tiled flooring and door to hall.

### Hall

8'6 x 6'2 (2.59m x 1.88m)

UPVC double glazed frosted window, central heating radiator, smoke detector, wood effect flooring, doors leading to kitchen, reception room one and stairs to first floor.

### Reception Room One

17'4 x 11'10 (5.28m x 3.61m)

UPVC double glazed window, central heating radiator, coving, smoke detector, television point, wall inset remote fire and wood effect flooring.

### Kitchen

13'9 x 8'4 (4.19m x 2.54m )

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, integrated high rise double oven, four ring electric hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, integrated dishwasher, space for fridge freezer, PVC panelling to ceiling, spotlights, tiled flooring, under stairs storage, open to reception room two and UPVC double glazed door to rear.

### Reception Room Two

8'5 x 7'1 (2.57m x 2.16m)

UPVC double glazed window, central heating radiator, PVC panelling to ceiling, spotlights and tiled flooring.

## First Floor

### Landing

9'1 x 6'3 (2.77m x 1.91m)

Central heating radiator, smoke detector, doors leading to three bedrooms, bathroom and door to stairs to second floor.

### Bedroom One

10'5 x 9'0 (3.18m x 2.74m)

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

### Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

### Bedroom Three

8'9 x 6'5 (2.67m x 1.96m )

UPVC double glazed window and central heating radiator.

## Bathroom

7'9 x 7'3 (2.36m x 2.21m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, panel bath with mixer tap, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

## Second Floor

### Attic Room

13'5 x 11'11 (4.09m x 3.63m)

Two Velux windows, smoke detector and fitted storage.

## External

### Rear

Laid to lawn garden with paving, access to single garage and open aspect views.

### Front

Bedding and tarmac driveway.



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