

curtis law

ESTATE AGENTS



Hillcrest Road, Blackburn

**** FANTASTIC DETACHED BUNGALOW IN LANGHO WITH NO CHAIN ****

Set within a peaceful residential area, we are delighted to welcome to the market this cozy two bedroom detached bungalow! Offering no onward chain, this well loved home truly ticks all the boxes for a couple or someone looking to downsize with a lovely lounge, three piece bathroom suite, stunning rear garden and a single garage.

Situated in the charming rural village of Langho, this property benefits from having an abundance of stunning scenic walks on the doorstep, alongside local amenities including convenience stores, salons, restaurants and well-established schools. In addition, bus routes are within walking distance providing transport to Wilpshire and Clitheroe.

Get in contact with our sales team to arrange a viewing on this superb property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- True Detached Bungalow
- Family Bathroom Suite
- Double Glazing Throughout
- Ribble Valley Location
- Spacious Lounge
- Single Garage and Driveway
- Two Bedrooms
- Large Rear Garden
- Freehold

Offers over £192,000

Hillcrest Road, Blackburn

Ground Floor

Entrance Vestibule

5'6" x 3'8" (1.68m x 1.13m)

UPVC partially double glazed entrance door, floor to ceiling uPVC double glazed frosted windows, a welcoming entrance comprising of: ceiling light fitting, central heating radiator, thermostat, doors to boiler cupboard and lounge, carpeted flooring.

Lounge

15'5" x 11'1" (4.72m x 3.40m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, feature gas fireplace with wood surround, door to hallway, carpeted flooring.

Hallway

5'7" x 2'3" (1.72m x 0.70m)

Ceiling light fitting, smoke alarm, loft hatch, doors to lounge, kitchen, two bedrooms and bathroom suite, carpeted flooring.

Kitchen

9'8" x 8'2" (2.95m x 2.51m)

UPVC double glazed window, uPVC door with double glazed frosted window to rear, a range of wood wall and base units with complementary worktops, stainless steel sink and drainer with mixer, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, part tiled splashbacks, space for dining set, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bedroom One

15'5" x 11'1" (4.72m x 3.40m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fitted bedroom furniture, carpeted flooring.

Bedroom Two

8'3" x 8'1" (2.53m x 2.48m)

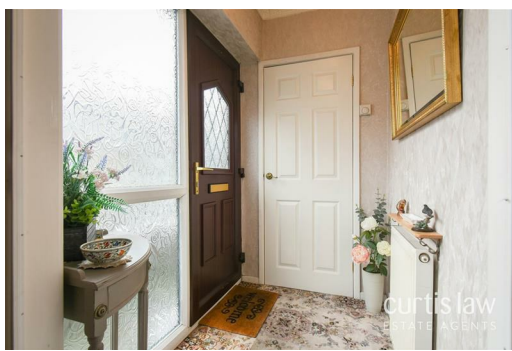
UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bathroom

5'8" x 5'1" (1.74m x 1.56m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled front mount flush WC, full pedestal wash basin with mixer taps, panel bath with mixer taps and an electric wall mounted shower, full tiled elevations, ceiling spotlights, central heating radiator, carpeted flooring.

External



Front

South facing front, driveway leading down to single attached garage, steps leading down to front entrance with bedding areas.

Rear

Enclosed laid to lawn garden with mature shrubbery, paved pathway, shed, door with access to garage, gate leading to the front.

Garage

Single garage with up and over door, access from the rear garden.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC