

# curtis law

## ESTATE AGENTS



### Higherfield, Blackburn

\*\*\* BEAUTIFUL FOUR BEDROOM FAMILY HOME IN LANGHO \*\*\*

Located in the heart of the picturesque rural village of Langho, Curtis Law Estate Agents are delighted to showcase this exceptional four bedroom detached home, nestled within a private cul-de-sac setting.

A testament to the homeowners, this property boasts a modern and stylish design with neutral decor, meticulously maintained to the highest standards. Offering excellent living accommodation, this residence features two reception rooms, a bright conservatory, beautiful breakfast kitchen, renovated downstairs WC, four bedrooms with an en-suite to the master and a family bathroom suite. With the added bonus of a large and private garden, driveway accommodating multiple vehicles and garage, this property checks all the boxes for a family looking for their forever home.

Conveniently located, this property benefits from its proximity to various local amenities, including convenience stores, beauty salons, pubs, and cafes. Furthermore, well regarded schools such as St. Mary's Roman Catholic Primary School and St. Leonard's C of E School are within the catchment area. Langho train station is just a short drive away, providing convenient access to Blackburn, Bolton, and Manchester.

Viewing is highly advised to appreciate what this property has to offer!

- Executive Detached Home
- Freehold
- Renovated En-Suite & Downstairs WC
- Four Bedrooms
- Private Cul-De-Sac
- Two Reception Rooms & Conservatory
- Popular Ribble Valley Location
- Single Garage & Driveway
- Council Tax Band E

**Open to offers £349,950**

# Higherfield, Blackburn

## Ground Floor

### Entrance Hall

14'11" x 4'9" (4.56m x 1.45m)

UPVC double glazed front entrance door, ceiling light fitting, central heating radiator, smoke alarm, doors to the living room, dining room, kitchen and WC, additional door to under stair storage cupboard, stairs to first floor, carpeted flooring.

### WC

6'11" x 3'7" (2.12m x 1.11m)

UPVC double glazed frosted window, a modern two piece WC comprising of: a low level, close coupled WC and wash basin unit, tiled elevations, ceiling light fitting, central heating radiator, space for coats and shoes, wood effect flooring.

### Living Room

14'7" x 11'3" (4.47m x 3.43m)

UPVC double glazed bay window, ceiling light fitting, two wall light fittings, central heating radiator, coving to ceiling, feature gas fireplace with stone hearth and surround, television point, carpeted flooring.

### Dining Room

11'5" x 9'4" (3.49m x 2.86m)

Aluminum double glazed sliding doors to conservatory, ceiling light fitting, central heating radiator, coving to ceiling, wood effect flooring.

### Conservatory

9'5" x 9'4" (2.88m x 2.86m)

UPVC double glazed window surround, uPVC double glazed French doors to rear, ceiling light fitting with fan attachment, electric central heating radiator, ceramic tiled flooring.

### Kitchen

12'9" x 11'3" (3.90m x 3.43m)

UPVC double glazed window, uPVC part double glazed frosted door to rear, a range of cream wall and base units with wood effect worktops, part tiled splashbacks, inset stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, stainless steel splashback, integrated dishwasher and washer/dryer, space for fridge freezer, breakfast bar unit with space for four stools, wall unit spotlights, two ceiling light fittings, central heating radiator, ceramic tiled flooring.

## First Floor

### Landing

6'11" x 3'4" by 6'6" x 2'10" (2.12m x 1.04m by 1.99m x 0.88m)

UPVC double glazed frosted window, ceiling light fitting, vertical central heating radiator, loft access via hatch (partially boarded with ladders), doors to four bedrooms and a family bathroom suite, door to airing cupboard (houses boiler - installed 2018), carpeted flooring.

### Master Bedroom

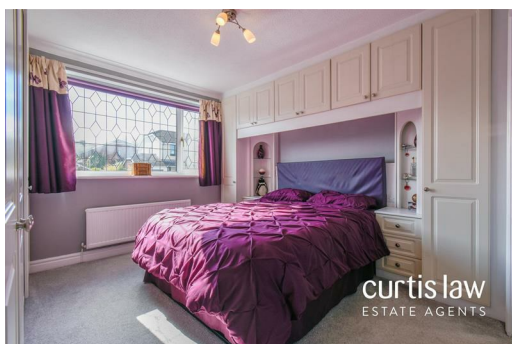
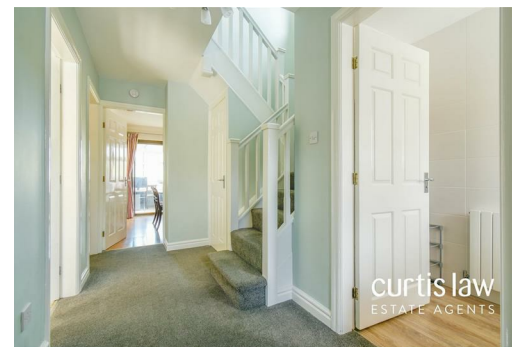
11'10" x 11'1" (3.61m x 3.40m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fully fitted bedroom furniture, door to en-suite, carpeted flooring.

### En-Suite

8'3" x 4'3" (2.52m x 1.30m)

UPVC double glazed frosted window, a modern three piece shower room comprising of: a low level, close coupled WC and wash basin gloss unit, fully enclosed shower cubicle with direct feed shower, full tiled elevations, ceiling spotlights, central heating towel rail, wood effect flooring.



### Bedroom Two

11'4" x 9'8" (3.47m x 2.97m)

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

### Bedroom Three

9'9" x 7'7" (2.98m x 2.32m)

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

### Bedroom Four

11'8" x 6'9" (3.56m x 2.07m)

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

### Bathroom

8'3" x 5'5" (2.54m x 1.67m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with mains feed shower unit, glass screen, full tiled elevations, ceiling light fitting, central heating radiator, shaver socket, marble effect flooring.

### External

#### Front

Driveway for three to four vehicles, bedding area with mature shrubbery and hedging, patio area, access to attached garage via electric up and over door.

#### Rear

Large and private laid to lawn garden with bedding areas and mature shrubbery, space for outdoor furniture, door to garage.

### Garage

Attached, single garage with electric up and over door, additional access to the rear, electrics and lighting, partially boarded roof space.

### Agents Notes

Tenure: Freehold

Council Tax Band: E - Ribble Valley

Water Meter: Yes

Property Type: Detached

Property Construction: Brick and Render

Water Supply: Mains with United Utilities

Electricity Supply: Mains with Scottish Power

Gas Supply: Mains with Scottish Power

Sewerage: Mains sewerage with United Utilities

Heating: Gas Central Heating

Broadband: Fibre - 60MBs

Mobile Signal: Good

Parking: Single Garage and 3-4 car driveway

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: None

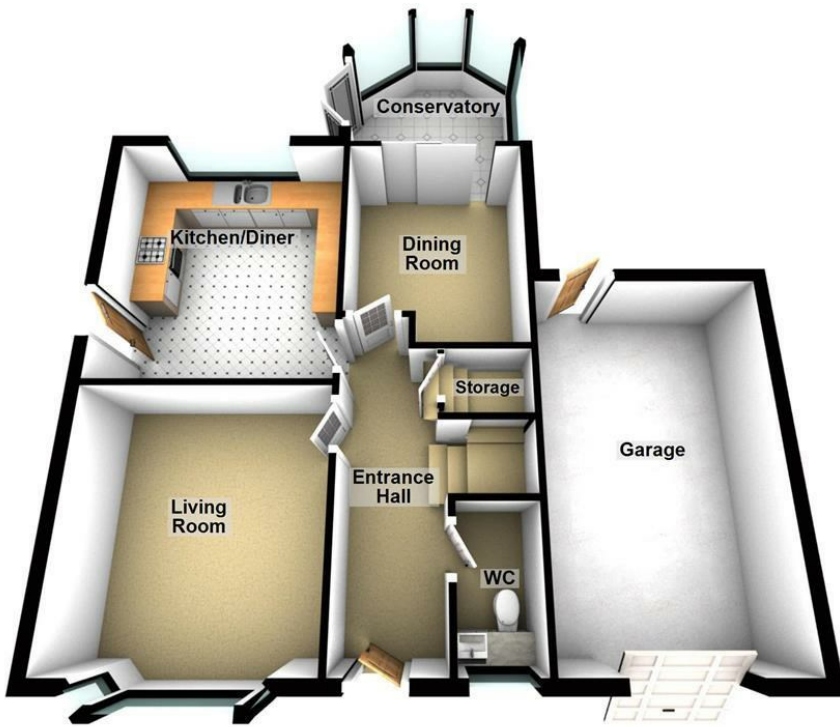
Planning Permissions & Development Proposals: None on this property, unknown in the area

Property Accessibility & Adaptions: None

Coalfield & Mining Area: No



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		