



## 71 Whalley Road, Langho

£270,000 Freehold

**\*TWO BEDROOM DETACHED BUNGALOW IN LANGHO\*** Presented to the market with no onward chain, this well proportioned bungalow presents a lovely opportunity to make the property your own. With generous room sizes, ample storage options and potential to extend, there is a lot to like with this home

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Located in the charming village of Langho is this inviting two bedroom detached bungalow, a true gem awaiting its new owners. Situated within walking distance to convenient bus stops and train stations while local schools being on your doorstep, this property offers the perfect blend of tranquillity and accessibility. Boasting spacious rooms and a generous plot, this property lends itself ideally for downsizers looking for a blank canvas to make the property their own, or small family looking for a property that can grow with them.

The open-plan layout seamlessly connects the lounge, kitchen, and dining area, offering an airy space which you can furnish to make the most of the impressive footprint on offer. For those downsizing, storage in this home isn't an issue with a large loft, cellar and single garage all offering spacious storage solutions. For those looking for development potential, the spacious roof space offers potential for bedrooms, the option to convert the garage and large rear garden for additional living accommodation. Two generous bedrooms and a four piece family bathroom complete the property inside.



**Vestibule**

Tiled flooring

**Hallway**

Carpet flooring, panel radiator

**Lounge**

Carpet flooring, gas fire with stone hearth and surround, panel radiator, upvc double glazed window

**Dining Room**

Carpet flooring, panel radiator, upvc double glazed french doors to garden

**Kitchen**

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, integral washing machine, integral dishwasher, integral fridge freezer, integral oven and gas hob, tiled flooring, panel radiator, upvc double glazed window

**Bedroom 1**

Carpet flooring, panel radiator, upvc double glazed window

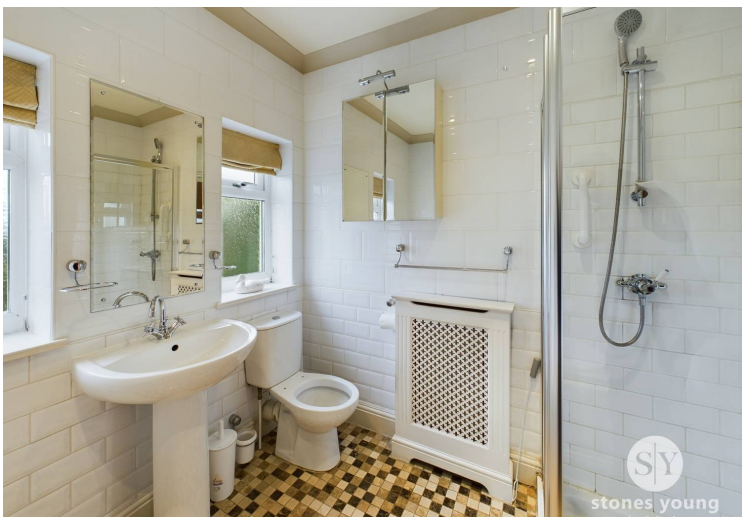
**Bedroom 2**

Carpet flooring, panel radiator, upvc double glazed window

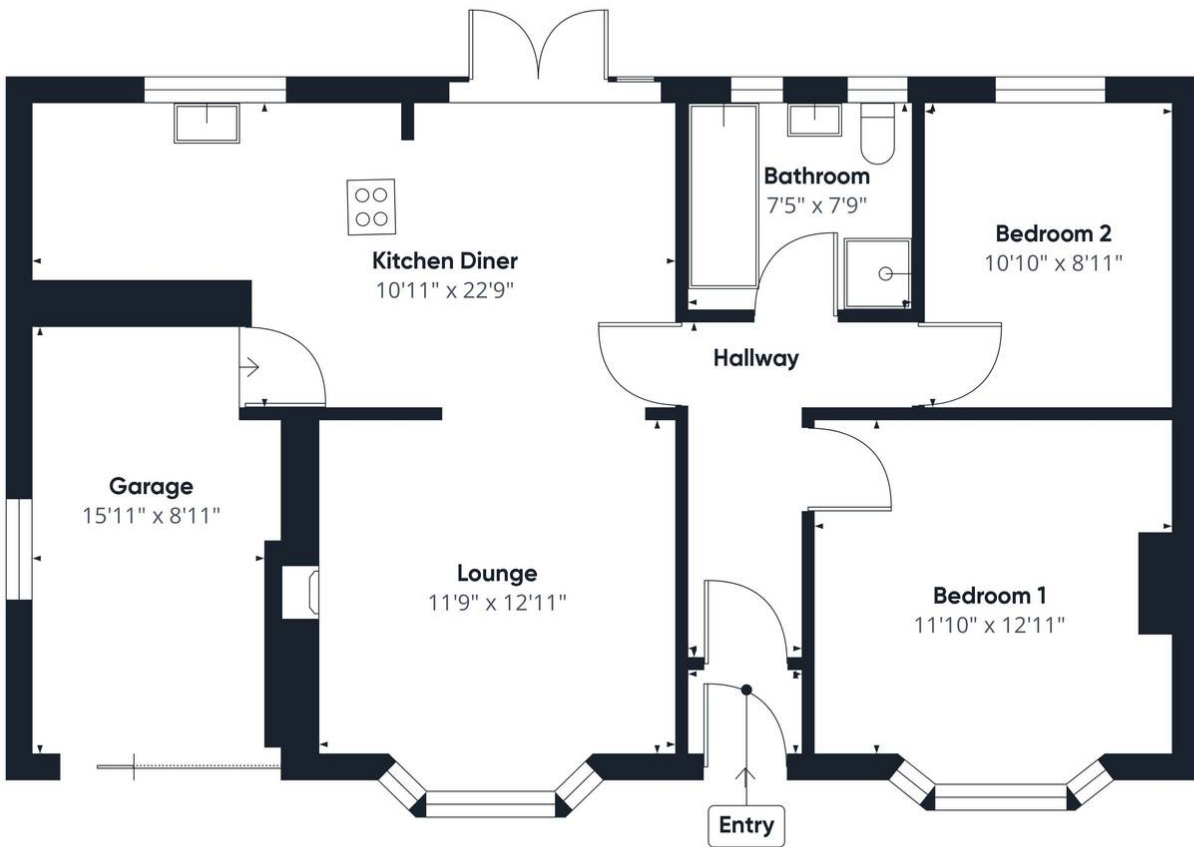
**Bathroom**

Four piece suite with bath, walk in shower, Wc and sink, panel radiator, tiled flooring, upvc double glazed frosted window









Approximate total area<sup>(1)</sup>  
914.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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