

61 THE RYDINGS
LANGHO
BB6 8BQ

£399,950



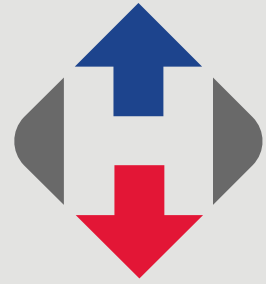
- Large detached family home
- Spacious accommodation throughout
- Detached double garage
- Living room, dining room & kitchen
- 4 bedrooms, master en-suite
- Gardens to front & rear
- Gas CH & UPVC double glazing
- 149m² (1,608 sq ft) approx. plus garage

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Situated in a secluded corner of this popular Ribble Valley development, this large detached family home offers spacious accommodation.

To the ground floor there is a large living room, separate dining room, study, breakfast kitchen and useful utility room. On the first floor are four good-sized bedrooms, the master with a 4-piece ensuite bathroom, and a separate house bathroom.

The property benefits from gardens to the front and rear along with a large driveway leading to a detached double garage with up-and-over door.



LOCATION: Leave Clitheroe on the A59 bypass and head in the direction of Preston. At the large roundabout at Langho take the third exit (still on the A59) and follow this road along for a short while. The Rydings can be found on the left hand side, halfway between Langho and Copster Green. Follow the road onto the development, bear right and then left at the top of the road. Number 61 is straight ahead.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With a glazed external door, break staircase to balustrade landing, understairs storage cupboard and Amtico flooring.

STUDY: 3.4m x 2.1m (11'0" x 6'9"); with feature bay window, television point and telephone point.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c., pedestal wash-hand basin, half-tiled walls, tiled floor and heated stainless steel towel rail.

LOUNGE: 3.6m x 6.6m (11'11" x 21'7"); with feature bay window, electric fire in a feature surround, television point and two wall light points.

DINING ROOM: 3.2m x 3.3m (10'7" x 10'9"); with double doors to the hallway and UPVC patio doors to the rear garden.

BREAKFAST KITCHEN: 3.3m x 4.4m (10'11" x 14'4"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces and a range of built-in appliances including Bosch electric oven and grill, 4-ring gas hob with extractor hood over, built-in dishwasher, one-and-a-half bowl stainless steel sink unit and low voltage lighting.

UTILITY ROOM: 1.9m x 1.5m (6'2" x 5'1"); with a range of base and wall level storage cupboards with complementary work surfaces, wall-mounted central heating boiler, plumbed and drained for an automatic washing machine, part-tiled walls and UPVC external door to the side of the property.





FIRST FLOOR:

LANDING: With built-in storage cupboard and attic access point.

BEDROOM ONE: 4.0m x 3.4m (13'2" x 11'1"); with built-in wardrobes to two walls and television point.

EN-SUITE BATHROOM: 4-piece white suite comprising low level w.c., pedestal wash-hand basin, panelled bath with shower mixer tap and a separate shower enclosure with plumbed shower.

BEDROOM TWO: 3.7m x 3.4m (12'1" x 11'1").

BEDROOM THREE: 3.7m x 3.1m (12'1" x 10'3").

BEDROOM FOUR: 4.1m x 2.2m (13'5" x 7'1").

SHOWER ROOM: With 3-piece suite comprising a low level w.c., pedestal wash-hand basin, corner shower enclosure with plumbed shower, heated stainless steel towel rail, fully tiled walls and extractor fan.

OUTSIDE: The property is situated in a good-sized plot with a lawned front garden, driveway



providing off-road parking for approximately four cars leading to a **DETACHED DOUBLE GARAGE** with electric up-and-over door, power and light and UPVC personal door.

To the rear of the property is an enclosed garden with lawn and paved patio with flowerbeds, shrubs and trees surrounding. There is a separate raised Indian stone patio area and water point.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

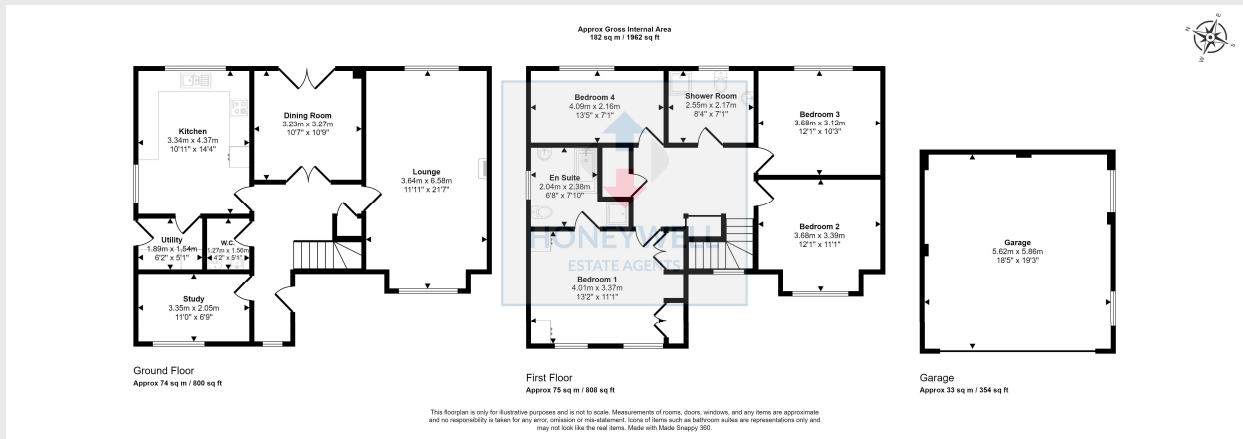
COUNCIL TAX BAND G.

EPC: The energy efficiency rating of the property is C.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





61 The Rydings, Langho, BB6 8BQ
MJ/CJ/130824

Selling your house?

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