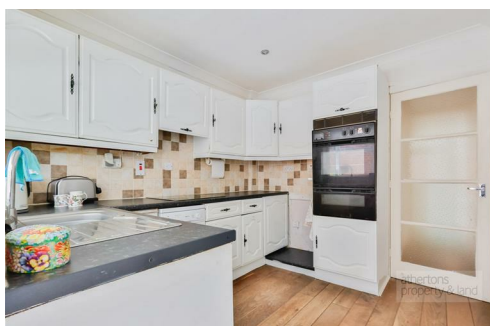




41 St Mary's Drive,  
Langho

Asking Price £239,950

Offered for sale with no onward chain is this detached true bungalow that does require some internal modernisation. An elevated bungalow benefitting from a quiet location with great transport link in the popular Ribble Valley village of Langho. The accommodation affords: entrance, living room, inner hallway, two bedrooms, 3pc shower room, kitchen, conservatory. Externally there are front and rear gardens with single driveway parking leading to the attached single garage.



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### The Property

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The accommodation itself affords: entrance with built in storage cupboard and part glazed external door to the front and internal door into the living room with a stone fireplace, currently blocked but previously housed an inset electric coal effect fireplace and double glazed window to the front.

There are two bedrooms to the ground floor, a sizeable single bedroom and spacious double bedroom for the principal with a large range of fitted wardrobes, a 3pc Shower Room with an electric shower unit, pedestal wash basin, dual flush WC, chrome towel rail and tiled walls.

To the rear of the property is the kitchen with a range of base and eye level units, induction hob with extractor over, electric oven, space for fridge and freezer, plumbing for washing machine, laminate work surface area with tiled splashback and partly glazed external door to the conservatory with warm roof, half double glazed walls and French doors into the rear garden.

Outside there is a small but very private tiered garden area to the rear with patio seating, laid to lawn gardens, mature flower beds and gated side access to the front of the property with a good sized front garden, single driveway and attached single garage with manual up and over door.

### Other Information

Tenure - Freehold

Council Tax - C

Energy Performance Certificate - TBC

Size - 913.0 sq ft (84.8 sq m)

### Finance

From buying your first home to moving up the property ladder, whether you're upgrading or downsizing, we know how time-consuming it can be to find the right mortgage. We're here to take the stress out of the situation and find you the best residential mortgage for you and your circumstances. We support on form-filling, financial checks, and all that property jargon, answering any questions you have and guiding you through the application process - you can relax and look forward to settling into your new pad. Our finance team understand that this type of finance is time-critical, so you can rely on us to meet your short-term finance needs.

### Ground Floor

Approx. 84.8 sq. metres (913.0 sq. feet)



Total area: approx. 84.8 sq. metres (913.0 sq. feet)



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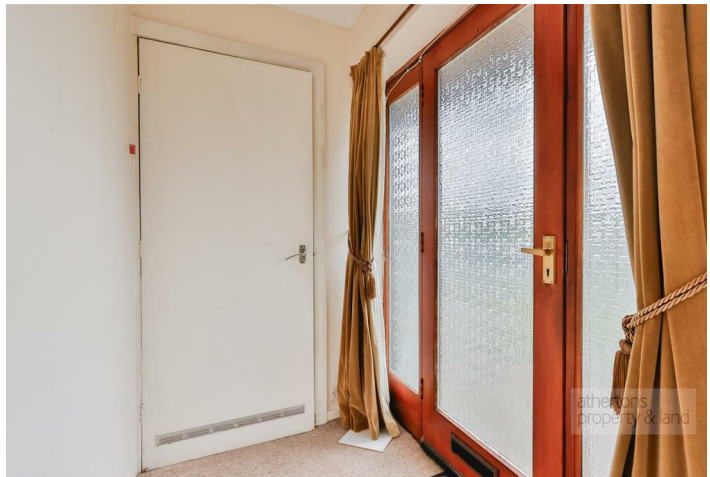
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All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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