

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Langdale Road, Blackburn, BB2 5DW Offers In The Region Of £199,950

SINGLE STOREY LIVING AT ITS FINEST

Welcome to Langdale Road, Blackburn - a charming property that offers single-storey living on a peaceful estate. This delightful house boasts a spacious driveway, ensuring you always have a convenient parking spot right at your doorstep.

As you step inside, you'll be greeted by spacious and bright rooms that are perfect for creating a cosy and inviting atmosphere. The property's single-storey layout not only provides ease of movement but also offers a sense of openness and flow throughout the home.

Located in a private estate, you can enjoy a peaceful and secure environment while still being within easy reach of local amenities. Whether you're looking to run errands, dine out, or simply enjoy a leisurely stroll, everything you need is just a stone's throw away.

Don't miss out book a viewing with our Blackburn branch to make this lovely house your new home. Langdale Road is ready to welcome you with open arms and the promise of comfortable and convenient living.

# Langdale Road, Blackburn, BB2 5DW

## Offers In The Region Of £199,950



- Tenure Leasehold
- Council Tax Band C
- EPC Rating TBC
- Off Road Parking With Paved Driveway For Numerous Vehicles
- Semi Detached Bungalow
- Two Bedrooms
- Fitted Kitchen And Three Piece Shower Room
- Ample Garden Space To Front And Rear
- Ideal Single Storey Living For Anyone Wishing To Downsize
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC double glazed door to vestibule.

#### Vestibule

2'11 x 2'11 (0.89m x 0.89m)

Dado rail, coving and door to hall.

#### Hall

10'11 x 5'6 (3.33m x 1.68m)

Central heating radiator, smoke alarm, loft access, doors to two bedrooms, shower room, reception room and kitchen.

#### Reception Room

19'1 x 9'4 (5.82m x 2.84m)

UPVC double glazed window, central heating radiator, coving, dado rail, gas fire with marble mantle and surround, two feature wall lights and television point.

#### Bedroom One

13'5 x 7'9 (4.09m x 2.36m)

UPVC double glazed door to conservatory and fitted wardrobes.

#### Conservatory

15'10 x 7'5 (4.83m x 2.26m)

UPVC double glazed window, two UPVC double glazed French doors to rear garden and central heating radiator.

#### Kitchen

12'4 x 9'5 (3.76m x 2.87m)

UPVC double glazed window, range of wall and base units, laminate work tops, integrated single oven, four ring gas hob, tiled splash back, extractor fan, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, coving, laminate flooring and open access to conservatory.

#### Bedroom Two

8'7 x 8'3 (2.62m x 2.51m)

UPVC double glazed window, central heating radiator and coving.

#### Shower Room

6'1 x 4'10 (1.85m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure, tiled elevation and tiled floor.

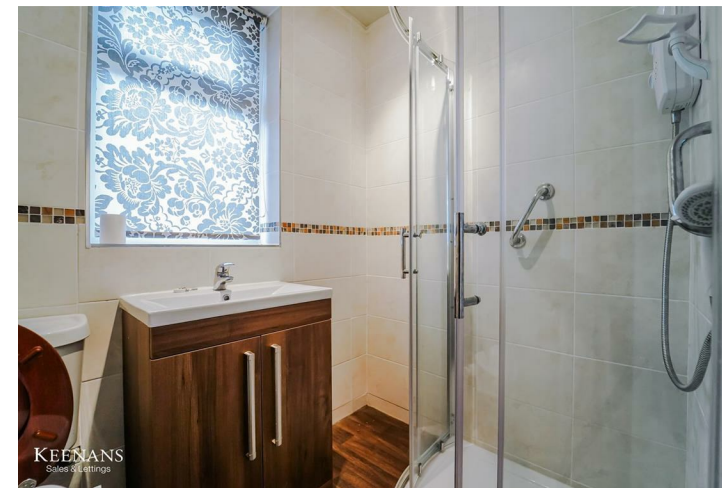
#### External

##### Rear

Enclosed rear garden, mature shrubs, bedding areas and outbuilding/garage.

##### Front

Laid to lawn garden with mature shrubs and bedding areas.



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