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12 Brookside, Old Langho BB6 8AP
£329,995



A good sized semi-detached property sat on this extremely large plot in a popular residential area in the beautiful countryside of the Ribble Valley. The house has been lovingly maintained and refurbished over the years of ownership and benefits from a complete new central heating system, new double glazed windows and Rock doors, re-roof, new fencing and a recently finished family bathroom. The internal accommodation affords: Hallway, WC, Living Room, Kitchen, Rear Porch and Utility Room. First Floor, Landing, Three Bedrooms and Family Bathroom. Outside there is off road parking for multiple cars to the front and expansive gardens to the rear.

Situated in this extremely generous plot with large lawned gardens to the rear, this 3 bedroom home with potential to extend (subject to planning) would suit a large variety of buyers. Early viewing is highly recommend to appreciate what this gorgeous home has to offer.

Internally you are greeted by a spacious entrance hall with staircase to first floor, downstairs WC, under stair storage cupboard and access into the kitchen and lounge. The lounge is a very generous size with natural light flooding front front to rear opening through french doors onto the rear decking area. Boasting engineered Oak flooring, ceiling coving and a central decorative fireplace, this rooms is a fantastic space to enjoy social occasions or cosy nights in. The kitchen benefits from a range of base and eye level units with complementary worktops, pantry cupboard, dual sink and drainer overlooking the impressive gardens, space for half fridge/freezer and free-standing electric double oven with gas hob. Through the kitchen leads to the rear porch with external access to the front and opens into the small utility room housing the wall mounted boiler and with plumbing for washer/dryer.

On the first floor there is a spacious landing off which are three bedrooms, two sizable double bedrooms with fitted wardrobes in both and a single bedroom. The recently fitted 3pc family bathroom has been immaculately finished with tiled walls and floor, panelled bath with overhead mains shower and glass shower screen, heated chrome towel rail, dual flush wc and wall mounted wash basin with below vanity unit.

Outside, to the front, there is a large double driveway with abundance of space for parking with gated side access the rear showcasing the impressive garden area. With a good sized decking area providing ample outdoor seating space, the expansive gardens are mainly laid to lawn with recently fitted fencing panels on all borders and enjoying an extremely tranquil and private outlook to the rear

High interest is expected on the property so early viewing is greatly recommended to not miss out on what this wonderful property has to offer.

Approximate gross internal area - 965.6 sq ft (89.7 sq m).

Services

All mains services are connected.

Tenure

Share of Freehold - £60 per annum service charge for upkeep of common areas.

Energy Performance Rating

TBC.

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

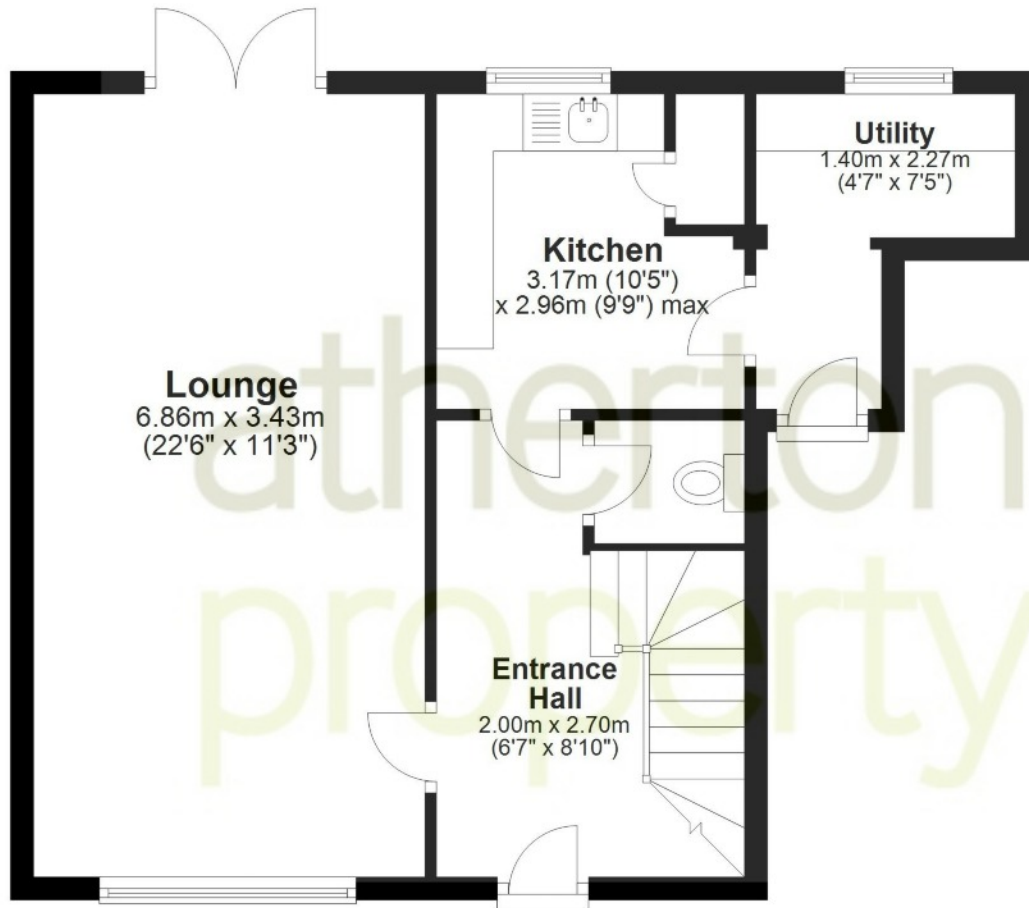
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





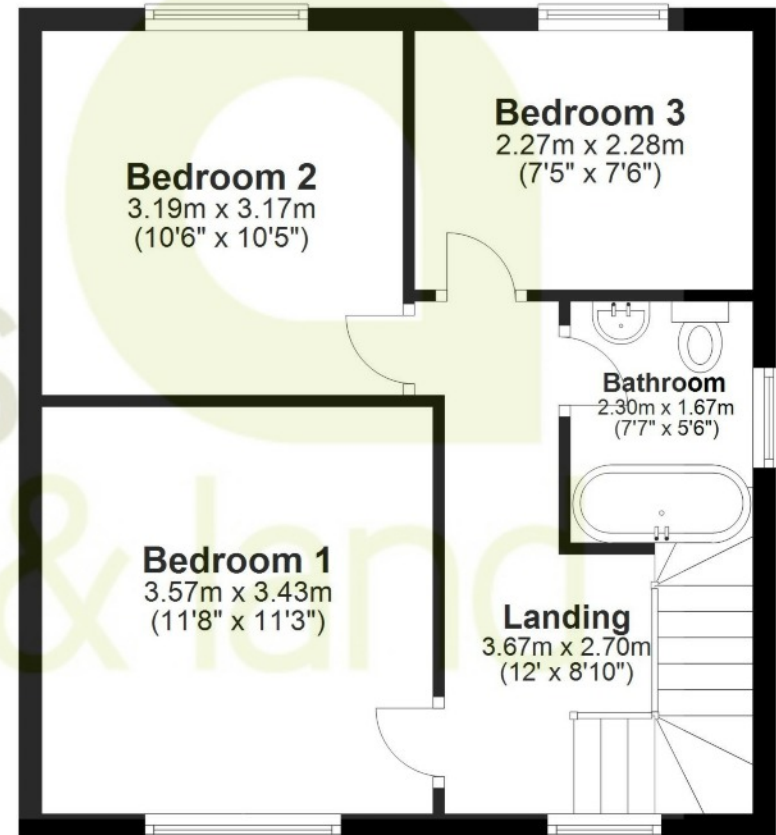
Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 89.7 sq. metres (965.6 sq. feet)



