



20 Petre Wood Crescent,
Langho

£180,000

This three bed semi-detached family home on the popular Petre Estate located on the outskirts of Langho, Billington & Whalley is in need of renovation throughout.

The location is superb for a family within walking distance of the well-regarded Primary schools of St Leonards and St Marys and St. Augustine's Secondary School.

Located just off the A59, it offers great links to Clitheroe, Blackburn and Manchester.

The accommodation comprises, Ground Floor; Entrance Hallway, Lounge, W.C and Dining Kitchen. First Floor; Bedroom One with En-Suite, Bedroom Two, Bedroom Three and Family Bathroom. There is an enclosed rear garden with patio paving and turfed lawn. To the front is a brick paved driveway for one to two cars.

Offered with NO ONWARD CHAIN.



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Hallway

Downstairs Cloakroom

Lounge 15' 1" x 9' 7" (4.6m x 2.92m)

Kitchen / Dining Room 16' 6" x 15' 3" (5.03m x 4.65m)

Landing

Master Bedroom 13' 2" x 9' 10" (4.01m x 3m)

En-Suite Shower Room

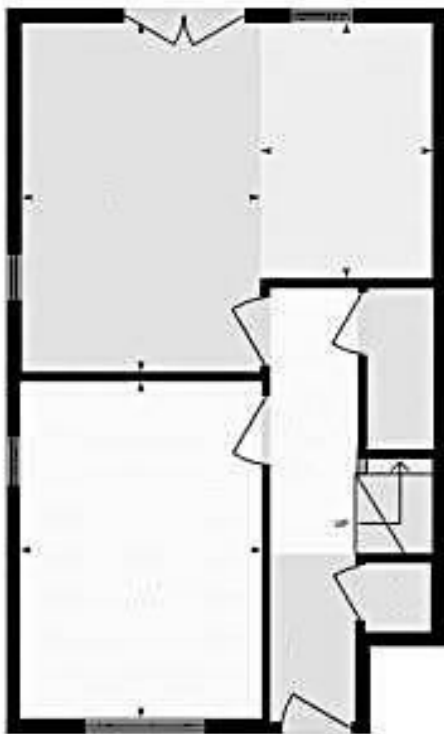
Bedroom2 10' 6" x 9' 10" (3.2m x 3m)

Bedroom3 11' 1" x 6' 3" (3.38m x 1.91m)

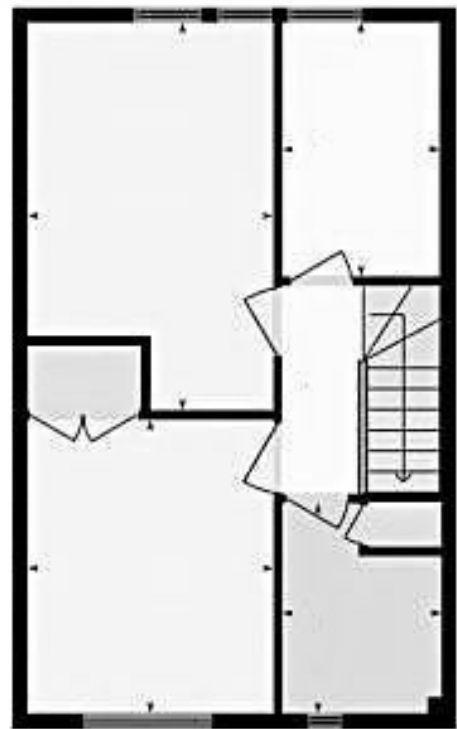
Bathroom

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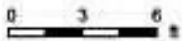
Main Building: Total Interior Area 930.39 sq ft



Main Floor
Interior Area 460.87 sq ft



1st Floor
Interior Area 469.51 sq ft





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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