



48 Moorland Road, Langho
Ribble Valley

£265,000

A true three bedroom bungalow on this quiet road in Langho offering a large plot with ample off-road parking and detached garage. Benefitting from a complete re-roof and recently upgraded boiler, this spacious bungalow requires some minor modernisation internally but would create a beautiful home suiting a large variety of buyers.

The internal accommodation briefly affords an entrance porch, living room, three double bedrooms, en-suite shower room and separate bathroom, kitchen leading to a conservatory and a useful attic space offering plenty of additional storage.



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Entering the bungalow into the vestibule then into the living room which is a pleasant sized window frontage and fireplace with surround. The lounge provides access into the inner hallway with access into all bedrooms, bathroom and kitchen. The three bedrooms are all comfortable doubles with the principal bedroom benefitting from a 3pc en-suite shower room with dual flush wc, wash basin with below vanity unit and corner shower. To the other end of the hallway is the 3pc house bathroom with panelled bath, pedestal wash basin and dual flush wc.

Through to the kitchen there are fitted base and eye level units and sink unit, four ring gas hob, double electric oven, dishwasher, space for small dining table and sliding door into the rear conservatory. With access through French doors to the rear garden, the conservatory enjoys views of the private rear garden with upvc double glazed walls and a polycarbonate roof covering.

Externally the property benefits from a large paved rear garden with multiple seating areas, mature bedded areas and off road parking for a further three cars leading to the detached garage with vehicle access off Whalley Road. To the front of the property there is a blocked paved driveway providing off-road parking for one car and an Indian stone paved front yard.

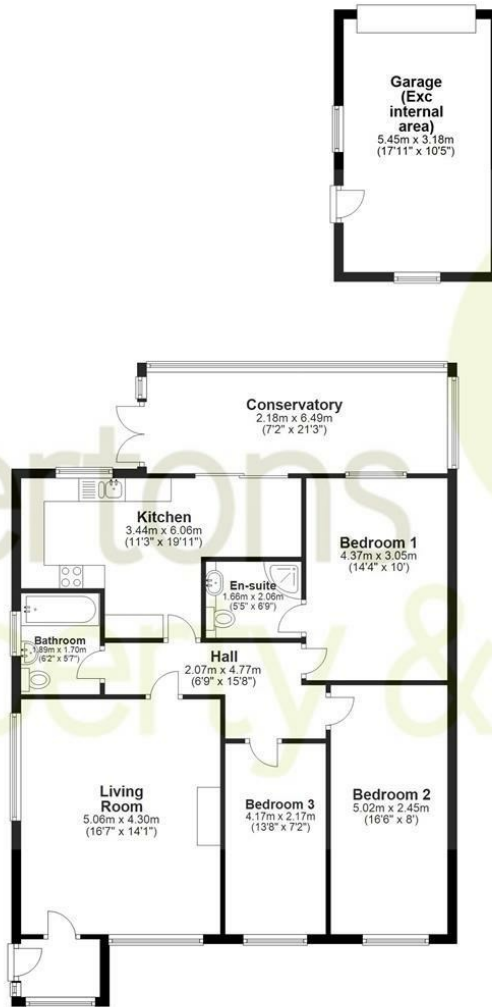
The location of the bungalow is ideal for public transport routes and there is a local convenience store around the corner. Situated within the Ribble Valley, this is an excellent downsize opportunity and viewing is encouraged. Situated in Langho with the bus route along the main road and the train station a walk down Whalley Road, the local Spar is also a short walk away therefore a highly convenient location for access to local amenities and nearby towns.

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Ground Floor

Approx. 105.8 sq. metres (1139.3 sq. feet)



Total area: approx. 105.8 sq. metres (1139.3 sq. feet)



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