



Set on Whalley Road in the sought-after Ribble Valley village of Langho, this beautifully refurbished and extended two-bedroom semi-detached bungalow offers a rare opportunity to acquire a true turnkey home, finished to an exceptional standard throughout. Thoughtfully redesigned to suit modern living, the property combines stylish interiors, versatile accommodation, and a superb outdoor space — perfect for downsizers looking for a move-in-ready home in a desirable village location close to excellent amenities and countryside.

Recently refurbished from top to bottom, the property has undergone a full programme of improvements, including a full re-wire, new UPVC double-glazed windows and doors, re-plastering, all-electric heating with electric hot water, and solar panels for improved efficiency. Inside, oak internal doors and engineered oak flooring complement the contemporary design, while a converted garage now provides a flexible second sitting room, games room, or potential third bedroom with scope for an additional en-suite via the adjoining utility room.

The home opens via a spacious entrance porch with fitted cloaks cupboard, leading into a welcoming hall. To the front, the second bedroom is a comfortable double with plenty of space for wardrobes. To the rear of the home lies the impressive kitchen and dining area — a beautifully light-filled space thanks to skylights and bi-folding doors opening onto the rear patio.

The kitchen is finished with a range of sleek base and eye-level units, Quartz worktops, a central island with breakfast bar, and high-quality integrated appliances including an AEG induction hob, Neff microwave, Neff dishwasher, electric double oven, fridge/freezer, and larder cupboard. The dining area offers ample room for entertaining and enjoys seamless access to the outdoor space. Off the kitchen is a narrow but stylishly finished three-piece shower room with full tiling.

The lounge is a cosy and inviting space, with a bay window to the front, a striking media wall with inset electric fire, and access through to the snug — currently used as a games room, but offering flexibility as an additional sitting room or potential bedroom. Off the inner hallway, the principal bedroom is a spacious double with fitted wardrobes and its own beautifully appointed en-suite shower room, complete with walk-in rainfall shower, dual flush WC, vanity wash basin, heated towel rail, and elegant tiling.

A practical utility room at the rear of the snug is fitted with base and eye-level units, plumbing for a washing machine, inset sink, and external door to the garden — and also offers scope to create an en-suite for the snug if desired.

Externally, the property enjoys a wide tarmac driveway with low-walled boundary providing parking for multiple vehicles. To the rear, the landscaped garden is designed for ease of maintenance and year-round enjoyment, featuring an artificial lawn, paved pathways, hot and cold water taps, low timber sleeper beds with mature hedging for privacy, and a beautifully finished patio with sheltered seating area — ideal for relaxing or entertaining. A large timber storage shed provides additional practicality.

Perfectly positioned in the heart of Langho, this exceptional bungalow combines all the benefits of modern, low-maintenance living with the charm of village life. The excellent local amenities, highly regarded schools, scenic countryside walks, and great transport links to Whalley, Clitheroe, Blackburn, and beyond make this an ideal choice for those looking to downsize without compromise.

Services

Mains electric, Electric Water Heater, Mains Water, Mains Drains, Solar Panels. The solar panels are currently on a feeding tariff.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (65).

Council Tax

Band C.

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 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

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. 100.4 sq. metres (1080.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.3 sq. feet)





