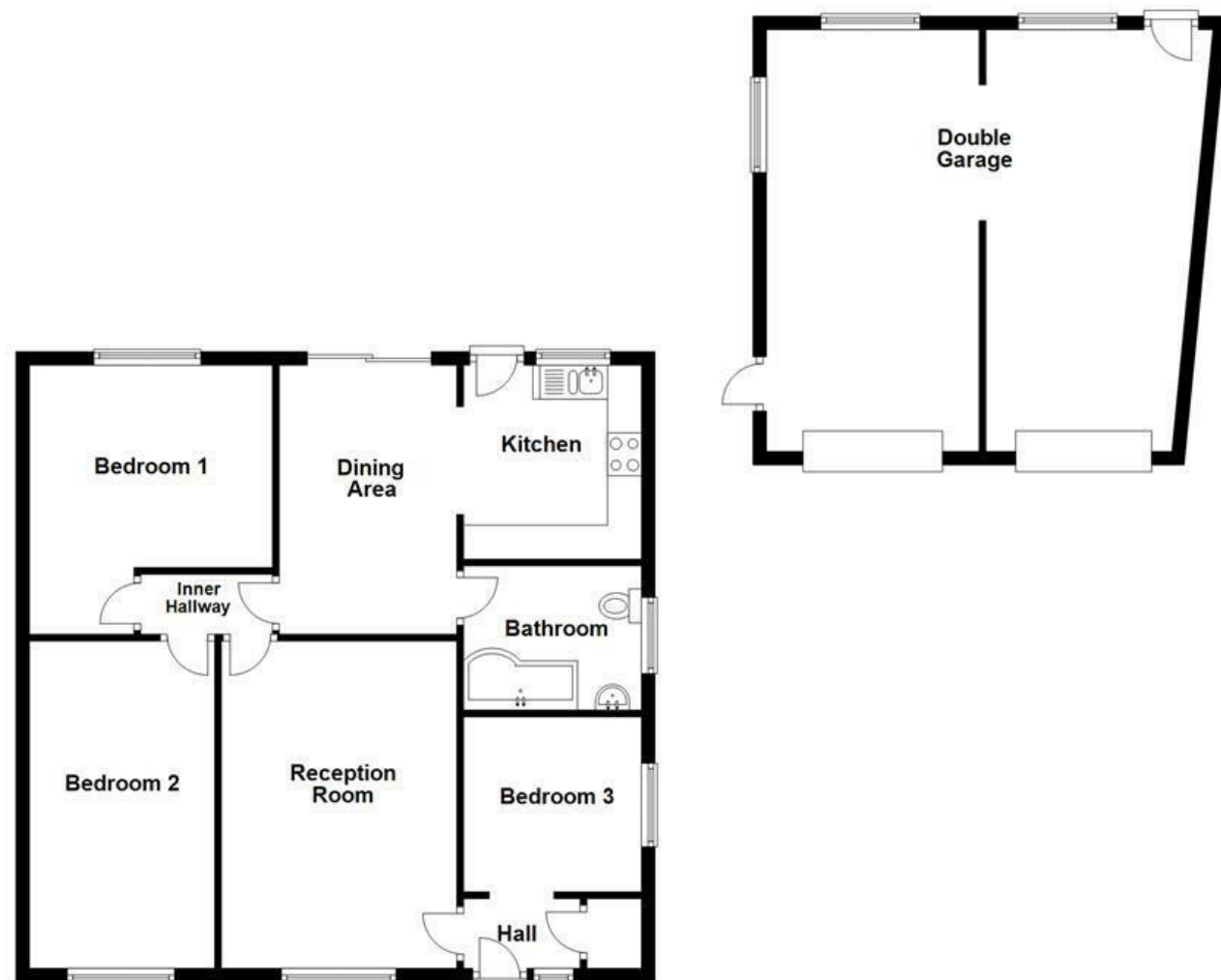


Ground Floor



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			83
(81-91) B			
(69-80) C	67		
(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.

Hillcrest Road, Langho, Ribble Valley, BB6 8EN

Offers Over £325,000

AN ENVIABLE DETACHED TRUE BUNGALOW

Situated on an impressive plot and offering an abundance of indoor and outdoor space, this exceptional three bedroom detached true bungalow is being proudly welcomed to the market in the sought after location of Langho on a popular estate. With a detached double garage, extended driveway large enough to park a caravan or motorhome, three generously sized bedrooms and potential to extend into the attic, this enviable property is the perfect home for any growing family, truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Blackburn and Preston. The property has been a credit to the current owners who have created a spacious and stylish family home, perfect to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and third bedroom. The reception room guides you on to an inner hallway which leads through to two double bedrooms and an open plan kitchen/dining area. The kitchen/dining area boasts contemporary wall and base units and integrated appliances and leads on to a bathroom. Externally, there is a generously sized wraparound garden to the rear with paving, laid to lawn and bedding areas, as well as access on to a detached double garage and summer house. To the front, there is a wraparound stone chip garden with blocked paved driveway and access on to the double garage.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Hillcrest Road, Langho , Ribble Valley, BB6 8EN

Offers Over £325,000



- An Exceptional Detached True Bungalow
- Detached Double Garage
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Open Plan Kitchen Diner
- Leasehold
- Located On An Envious Plot
- Potential To Extend
- Council Tax Band D

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance hallway.

Entrance Hallway

5'10 x 3'4 (1.78m x 1.02m)

UPVC double glazed frosted window, coving, boiler cupboard, tiled effect lino flooring, door to the reception room, open to bedroom three.

Bedroom Three

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed window, central heating radiator, hardwood flooring.

Reception Room

15'10 x 11'5 (4.83m x 3.48m)

UPVC double glazed window, central heating radiator, coving, gas fire with limestone effect surround and granite effect hearth, television point, wood effect laminate flooring, door to the inner hallway.

Inner Hallway

5'10 x 2'7 (1.78m x 0.79m)

Loft access with pull down ladders, doors to the kitchen/dining area, bedroom one and bedroom two.

Kitchen/Dining Area

17'4 x 13 (5.28m x 3.96m)

UPVC double glazed window, two central heating radiators, a range of wood effect wall and base units, quartz effect surface, tiled splash backs, composite one and a half sink and drainer with a high spout mixer tap, integrated electric oven with a combi microwave, four ring induction hob and extractor hood, integrated dishwasher, coving, spotlights, part wood effect laminate flooring, UPVC double glazed sliding door to the rear, UPVC double glazed door to the rear, door to the bathroom.

Bathroom

8'7 x 5'11 (2.62m x 1.80m)

UPVC double glazed frosted window, underfloor heating, central heating radiator, a three piece suite comprising of a panelled bath with direct feed shower and mixer tap, wall mounted wash basin with mixer tap, dual flushed WC, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom One

13 x 11'9 (3.96m x 3.58m)

UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes.

Bedroom Two

15'10 x 8'11 (4.83m x 2.72m)

UPVC double glazed window, central heating radiator, coving, wood flooring.

External

Front

Wrap around garden with stone chip and bedding areas and a blocked paved driveway leading on to the detached double garage.

Rear

Enclosed wrap around garden with laid to lawn, paving, bedding and stone chip areas, summer house and access to the detached double garage.

Garage One

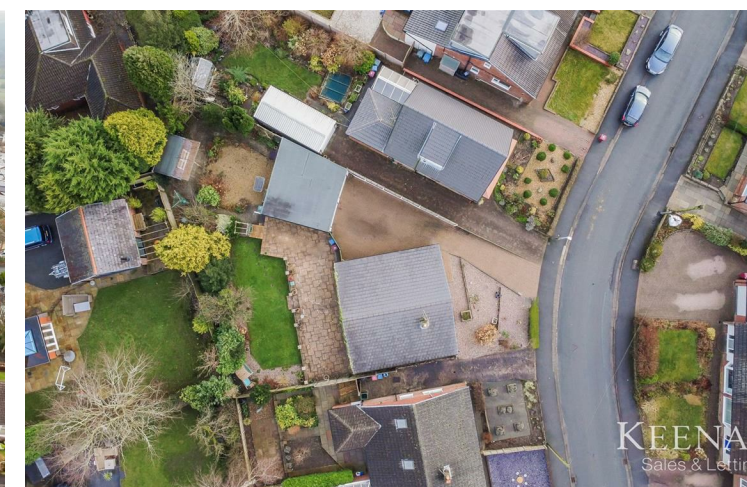
20'5 x 10'3 (6.22m x 3.12m)

Two hardwood single glazed windows, power, lighting, water, composite sink and drainer with mixer tap, plumbing for washing machine and dryer, up and over garage door and open to the second garage.

Garage Two

20'5 x 11 (6.22m x 3.35m)

Hardwood single glazed window, power and lighting, hardwood door to the rear, up and over garage door.



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