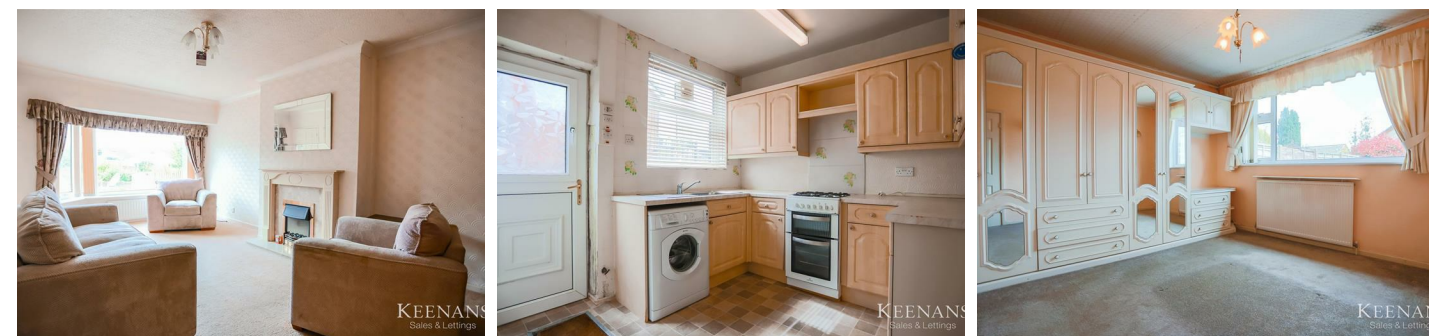


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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.

Springdale Road, Langho, BB6 8ER

£184,950

A TWO BEDROOM, SEMI DETACHED, TRUE BUNGALOW IN THE HEART OF LANGHO WITH NO ONWARD CHAIN

This two bedroom semi detached true bungalow in Langho is a perfect opportunity for those looking to create their dream home. The bungalow is situated in a peaceful residential area and offers a spacious reception room, two bedrooms, added conservatory, low maintenance gardens to front and rear and off road parking. Although the property requires some cosmetic updating, it provides a great opportunity for the new owners to put their own stamp on and create a home that is perfectly suited for their needs. The property is warmed by the central heating system provided by the combi boiler. Located in Langho which is a charming village in the Ribble Valley. The village is surrounded by beautiful countryside and offers a range of local amenities, including shops and excellent schools. The property is also conveniently located within walking distance of a bus route and train station giving access to Blackburn, Preston, and Manchester.

Internally the property offers: entrance into a hallway with storage space and door to the reception room which has a door to the inner hall. The inner hall has doors leading to a three piece shower room, a fitted kitchen and and two bedrooms, one which has glass sliding doors leading through to the conservatory. Externally, the property is low maintenance to the front and rear with a single detached garage and off road parking.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Springdale Road, Langho, BB6 8ER

£184,950



- Semi Detached True Bungalow
- Neutral Decoration
- Extensive Driveway and Single Garage
- EPC Rating C
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Blank Canvas
- Council Tax Band C

Entrance Hall

5'9 x 3'4 (1.75m x 1.02m)

UPVC double glazed frosted front door and window, central heating radiator, doors leading to storage and reception room.

Storage

3'7 x 2'6 (1.09m x 0.76m)

Central heating radiator, wall mounted Vaillant boiler and meters.

Reception Room

18'3 x 11'6 (5.56m x 3.51m)

UPVC double glazed bay window, two central heating radiators, coving, electric fire with granite hearth, surround and decorative mantle, television point and door to inner hall.

Inner Hall

Access to a partly boarded loft, smoke detector, doors leading to two bedrooms, shower room and kitchen.

Bedroom One

12'5 x 11'7 (3.78m x 3.53m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

Central heating radiator, coving and sliding door to conservatory.

Conservatory

9'6 x 4'1 (2.90m x 1.24m)

UPVC double glazed windows, sloped polycarbonate roof, central heating radiator and UPVC double glazed door to rear.

Shower Room

6'8 x 5'7 (2.03m x 1.70m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, direct feed shower enclosed with PVC panel elevations, fully tiled elevations, extractor fan and vinyl flooring.

Kitchen

8'9 x 9'5 (2.67m x 2.87m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, space for oven, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, tiled effect flooring and UPVC double glazed frosted door to side.

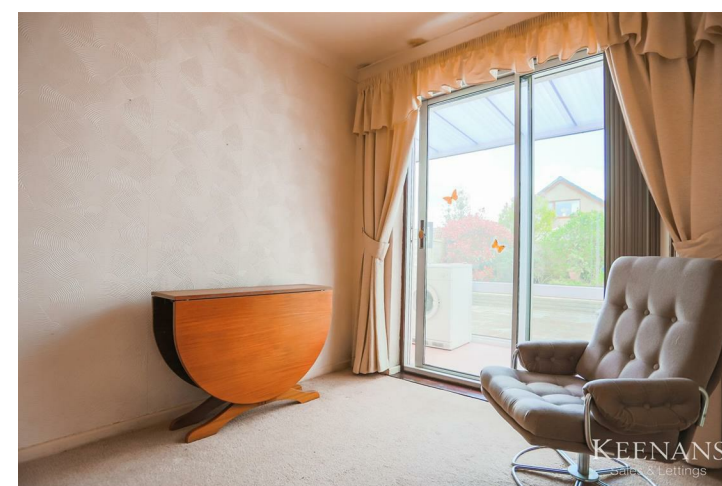
Exterior

Rear

Paving, gravel chippings and access to single garage.

Front

Driveway for multiple vehicles.



Tel: 01200422824

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