



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			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

## Kirkdale Road, Langho, BB6 8EW

### Offers Over £220,000

A THREE BEDROOM, SEMI-DETACHED TRUE BUNGALOW WITH OFF ROAD PARKING AND GARAGE

Nestled on a popular road in the heart of the Ribble Valley village of Langho, this three bedroom, semi-detached true bungalow is being welcomed to the property market. The property is finished throughout with neutral tones and is ideally suited for a couple looking for single storey living and easy access to the neighbouring towns of Blackburn and Clitheroe as well as major routes towards Skipton and Preston.

The property comprises briefly, to the ground floor: entrance through the porch to the hallway which has doors leading to cloak storage and the living room. The living room has doors leading to the main bedroom and the inner hallway. The inner hallway has doors providing access to two more bedrooms, a three piece shower room and the fitted kitchen. The kitchen and second bedroom both provide access to the conservatory which then leads to the utility room with door to the rear garden. Externally the property boasts a well maintained laid to lawn rear garden with bedding areas and timber shed. The front of the property has paving, gravel chipping and bedding areas plus a driveway providing off road parking for one vehicle leading to an integral single garage.

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

# Kirkdale Road, Langho, BB6 8EW

## Offers Over £220,000



- Semi Detached Bungalow
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Porch

5'10 x 3' (1.78m x 0.91m)

UPVC double glazed front entrance door, UPVC double glazed frosted windows, tiled flooring and door to the hallway.

#### Hallway

6'2 x 3'3 (1.88m x 0.99m)

Central heating radiator, wood effect flooring, storage cupboard and door to reception room.

#### Reception Room

16' x 11'5 (4.88m x 3.48m)

UPVC double glazed bay window, two central heating radiators, coving, gas fire with feature stone surround, television point and doors to bedroom one and inner hall.

#### Bedroom One

12'10 x 12'1 (3.91m x 3.68m)

UPVC double glazed window, central heating radiator, coving and ceiling fan.

#### Inner Hall

Loft access, smoke alarm and doors to two bedrooms, kitchen and shower room.

#### Bedroom Two

12'10 x 8'3 (3.91m x 2.51m)

Central heating radiator, coving and UPVC double glazed sliding doors to the conservatory.

#### Bedroom Three

8'8 x 8'6 (2.64m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

#### Shower Room

6'2 x 5'6 (1.88m x 1.68m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin, corner electric feed shower unit, part tiled elevations, PVC panelled elevations and wood effect flooring.

#### Kitchen

9'9 x 8'7 (2.97m x 2.62m)

UPVC double glazed window, range of wall and base units with laminate surfaces, breakfast bar, freestanding oven with four ring gas hob, stainless steel sink with drainer and mixer tap, space for fridge freezer, Worcester boiler, tile effect flooring and door to the conservatory.

#### Conservatory

11'6 x 4'10 (3.51m x 1.47m)

UPVC double glazed windows, solid roof, central heating radiator, storage heater, vinyl flooring and door to the utility.

#### Utility Room

5'5 x 4'10 (1.65m x 1.47m)

UPVC double glazed window, solid roof, plumbing for washing machine, tiled flooring and UPVC double glazed door to the rear.

### External

#### Rear

Laid to lawn garden with bedding areas and timber shed.

#### Front

Paved and gravel chipped bedding and driveway providing off road parking leading to the garage.

