



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

Petre Wood Crescent, Langho, BB6 8FD

£215,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Langho on a popular estate. With neutral decoration, two bathrooms, off road parking and low maintenance gardens, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan dining kitchen, WC and staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms and a modern three piece family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed low maintenance garden to the rear with artificial lawn, paving, decking and timber storage shed. To the front there is a laid to lawn garden with driveway.

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

Petre Wood Crescent, Langho, BB6 8FD

£215,000



- Immaculate Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom
- Well Presented Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hallway

19'11 x 6'6 (6.07m x 1.98m)

Composite double glazed frosted front door, central heating radiator, smoke detector, understairs storage, doors leading to reception room, kitchen/dining area, WC and stairs to first floor.

WC

6'4 x 2'9 (1.93m x 0.84m)

Hardwood double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect laminate flooring.

Reception Room

15'9 x 9'7 (4.80m x 2.92m)

Two hardwood double glazed windows, central heating radiator, smoke detector, television point, electric fire with granite effect hearth and surround.

Kitchen/Dining Area

16'6 x 15'3 (5.03m x 4.65m)

Two hardwood double glazed windows, central heating radiator, range of wall and base units, granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, smoke detector, part wood effect lino flooring and hardwood double glazed French doors to rear.

First Floor

Landing

10'7 x 6'3 (3.23m x 1.91m)

Loft access, smoke detector, over stairs storage, doors leading to three bedrooms and bathroom.

Bedroom One

13'2 x 9'10 (4.01m x 3.00m)

Hardwood double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

6'2 x 5'3 (1.88m x 1.60m)

Hardwood double glazed frosted window, central heated towel rail, direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

Bedroom Two

13'10 x 9'10 (4.22m x 3.00m)

Hardwood double glazed window and central heating radiator.

Bedroom Three

10'4 x 6'3 (3.15m x 1.91m)

Hardwood double glazed window and central heating radiator.

Bathroom

8'10 x 6'3 (2.69m x 1.91m)

Hardwood double glazed frosted window, heated towel rail, dual flush WC, panel bath with overhead direct feed shower, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan, integrated linen cupboard and tiled flooring.

Exterior

Rear

Enclosed garden with artificial lawn, decking, slate chippings and timber storage shed.

Front

Laid to lawn garden and off road parking.

