



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	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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York Lane, Langho, BB6 8DW

£485,000

A STUNNING DETACHED THREE BEDROOM BUNGALOW

Nestled in the charming York Lane of Langho, this stunning detached bungalow is a true gem waiting to be discovered. Boasting three reception rooms and three bedrooms, this property offers ample space for comfortable living. The recent renovation and extension have transformed this home into a modern oasis, perfect for a growing family.

Step inside to find ample space of beautifully designed living accommodation, neutrally finished to create a contemporary yet inviting atmosphere. The highlight of this home is the newly added family room extension, featuring a breathtaking full-height window that overlooks the lush rear garden, bringing the outdoors in and flooding the space with natural light.

The two ground floor bedrooms add versatility to the living arrangements, catering to various family setups with ease. Whether you're looking for a peaceful retreat or a space to entertain guests, this property offers the perfect balance of comfort and style.

Located in a popular and desirable area, residents will enjoy easy access to Blackburn, Clitheroe, and commuter routes along the A59 and M65, making daily travel a breeze. Don't miss the opportunity to make this beautifully renovated bungalow your new family home in the heart of Langho.

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York Lane, Langho, BB6 8DW

£485,000



- Impressive Detached Dormer Bungalow
- Modern Shower Room
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Beautifully Presented With Neutral Finish
- Freehold
- Contemporary Open Plan Kitchen/Dining Room/Family Room
- Private Tiered Rear Garden
- Council Tax Band F

Ground Floor

Entrance Porch

3'4 x 3'4 (1.02m x 1.02m)

Composite double glazed entrance door, two UPVC double glazed windows, tiled flooring and door to the hallway.

Hallway

Two UPVC double glazed windows, central heating radiator, coving, laminate flooring and doors to reception room one, two bedrooms, shower room and inner hall.

Reception Room

18' x 11'10 (5.49m x 3.61m)

Two UPVC double glazed windows, central heating radiator, coving, three feature wall lights, living flame gas fire, television point and coving.

Inner Hall

12'11 x 3'3 (3.94m x 0.99m)

Velux window, spotlights, tiled flooring, door to the utility and open to the open plan living kitchen.

Utility Room

12'11 x 5'4 (3.94m x 1.63m)

Dual flush WC, vanity top wash basin, spotlights, extractor fan, central heating radiator, tiled flooring, plumbing for washing machine and space for dryer.

Dining Room

12'2 x 9'11 (3.71m x 3.02m)

Atrium roof, spotlights, tiled flooring with underfloor heating, open to the kitchen and family room and bi-folding doors to the rear.

Family Room

12'6 x 12'3 (3.81m x 3.73m)

Full height double glazed window, two Velux windows, log burning stove, tiled flooring with underfloor heating and television point.

Kitchen

12'4 x 12'4 (3.76m x 3.76m)

Two UPVC double glazed windows, range of panelled wall and base units with marble surfaces, island and breakfast bar, double oven with four ring electric hob, inset stainless steel sink with draining ridges and mixer tap, integrated dishwasher and fridge freezer, pan drawers, integrated bins, pantry cupboard, spotlights and tiled flooring.

Shower Room

8'9 x 5'3 (2.67m x 1.60m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

Bedroom One

14'10 x 11'9 (4.52m x 3.58m)

UPVC double glazed window, central heating radiator, coving and doors to WC and understairs storage.

WC

3'10 x 3'3 (1.17m x 0.99m)

Central heating radiator, low basin WC, corner wash basin, extractor fan and wood effect flooring.

Bedroom Two

9'7 x 9'1 (2.92m x 2.77m)

UPVC double glazed window, central heating radiator and coving.

First Floor

Bedroom Three

18' x 9'11 (5.49m x 3.02m)

Two UPVC double glazed windows, central heating radiator, fitted storage and eaves access.

External

Front

Block paved off road parking for numerous vehicles leading to the garage.

Rear

Gated access from the driveway to a paved patio, tiered laid to lawn garden with bedding areas, timber shed and gravel chippings.



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