



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

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Whinney Lane, Langho, BB6 8DQ

£379,950

A SPACIOUS THREE-BEDROOM FAMILY HOME WITH VIEWS TO PENDLE HILL

Situated on Whinney Lane in Langho, this semi-detached family home is a true gem waiting to be discovered. Boasting three reception rooms and three generously sized bedrooms, this property offers ample space for comfortable living.

The location of this home is truly enviable, with picturesque views of scenic farmland towards the iconic Pendle Hill. Imagine waking up to such breathtaking views every morning!

One of the standout features of this property is the convenience it offers, with off-road parking available on a driveway that leads to a detached garage. Say goodbye to the hassle of searching for parking spaces - your own private parking awaits you here.

Step inside, and you'll be greeted by a perfect blend of traditional style and contemporary furnishings. The property exudes a warm and welcoming atmosphere, making it easy to envision creating lasting memories with your loved ones here.

Ideal for a growing family, this home provides easy access to major commuter routes along the A59 and M65 networks. Whether you're heading to work or exploring the beautiful surroundings, getting around will be

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 3  1  3  D

- Ideal Family Home With Viewing Essential
 - Off Road Parking With Drive Leading To A Detached Garage
 - Fitted Kitchen And Four Piece Bathroom Suite
 - EPC Rating D
- Enviably Garden Space With Stunning Views
 - Spacious Semi Detached Property
 - Tenure Leasehold (Freehold available to purchase)
- Easy Access To Major Commuter Routes
 - Three Generous Sized Bedrooms
 - Council Tax Band E

Ground Floor

Entrance

UPVC double glazed frosted doors to porch.

Porch

6'5 x 3'4 (1.96m x 1.02m)

Encaustic tiled floor and UPVC double glazed double doors to hallway.

Hallway

13'9 x 6'3 (4.19m x 1.91m)

Central heating radiator, cornice coving, picture rail, stairs to first floor, doors to under stairs storage, reception room one, reception room two and kitchen.

Reception Room Two

13'7 x 13'6 (4.14m x 4.11m)

Two UPVC double glazed windows, central heating radiator, cornice coving, picture rail and fitted office furniture.

Reception Room One

18'9 x 14'1 (5.72m x 4.29m)

UPVC triple glazed bay window with remote blinds, cornice coving, picture rail, two feature wall lights, living flame gas fire, granite hearth, tiled surround and wooden mantle.

Kitchen

14'7 x 8'1 (4.45m x 2.46m)

Two UPVC double glazed windows, range of wall and base units, laminate work tops, oven with four ring electric hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, plumbed for dishwasher, space for microwave, integrated under counter fridge, wood clad ceiling, spotlights, Karndean tiled flooring, doors to reception room three and back hall.

Reception Room Three

11'10 x 11'7 (3.61m x 3.53m)

UPVC double glazed window, central heating radiator and cornice coving.

Back Hall

4'7 x 3'6 (1.40m x 1.07m)

Karndean tiled flooring, doors to WC and utility with double glazed frosted door to rear.

WC

5' x 2'8 (1.52m x 0.81m)

UPVC double glazed frosted window, central heating radiator, low bowl WC and Karndean tiled flooring.

Utility

7'10 x 4'3 (2.39m x 1.30m)

Wall mounted Vaillant boiler, plumbed for washing machine and dryer.

First Floor

Landing

Cornice coving, picture rail, UPVC double glazed frosted window, doors to three bedrooms and bathroom.

Bedroom One

14'1 x 13'10 (4.29m x 4.22m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, fitted wardrobes and original fireplace.

Bedroom Two

13'8 x 12'5 (4.17m x 3.78m)

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

Bedroom Three

11' 11 x 11'9 (3.35m 3.35m x 3.58m)

UPVC double glazed window and central heating radiator.

Bathroom

14' x 7'6 (4.27m x 2.29m)

Three UPVC double glazed frosted windows, central heating radiator, electric heated towel rail, low bowl WC, pedestal wash basin with mixer tap, corner Jacuzzi bath with mixer tap and rinse head, corner direct feed shower, tiled elevation, wood clad ceiling, spotlights and vinyl flooring.

External

Front

Laid to lawn garden, bedding areas, driveway for off road parking for numerous vehicles parked in tandem and leading to garage.

Rear

Laid to lawn garden, bedding areas, paved patio, views of farmlands over to Pendle Hill.

Garage

24'6 x 10'11 (7.47m x 3.33m)

Up and over garage door and UPVC double glazed frosted window.



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