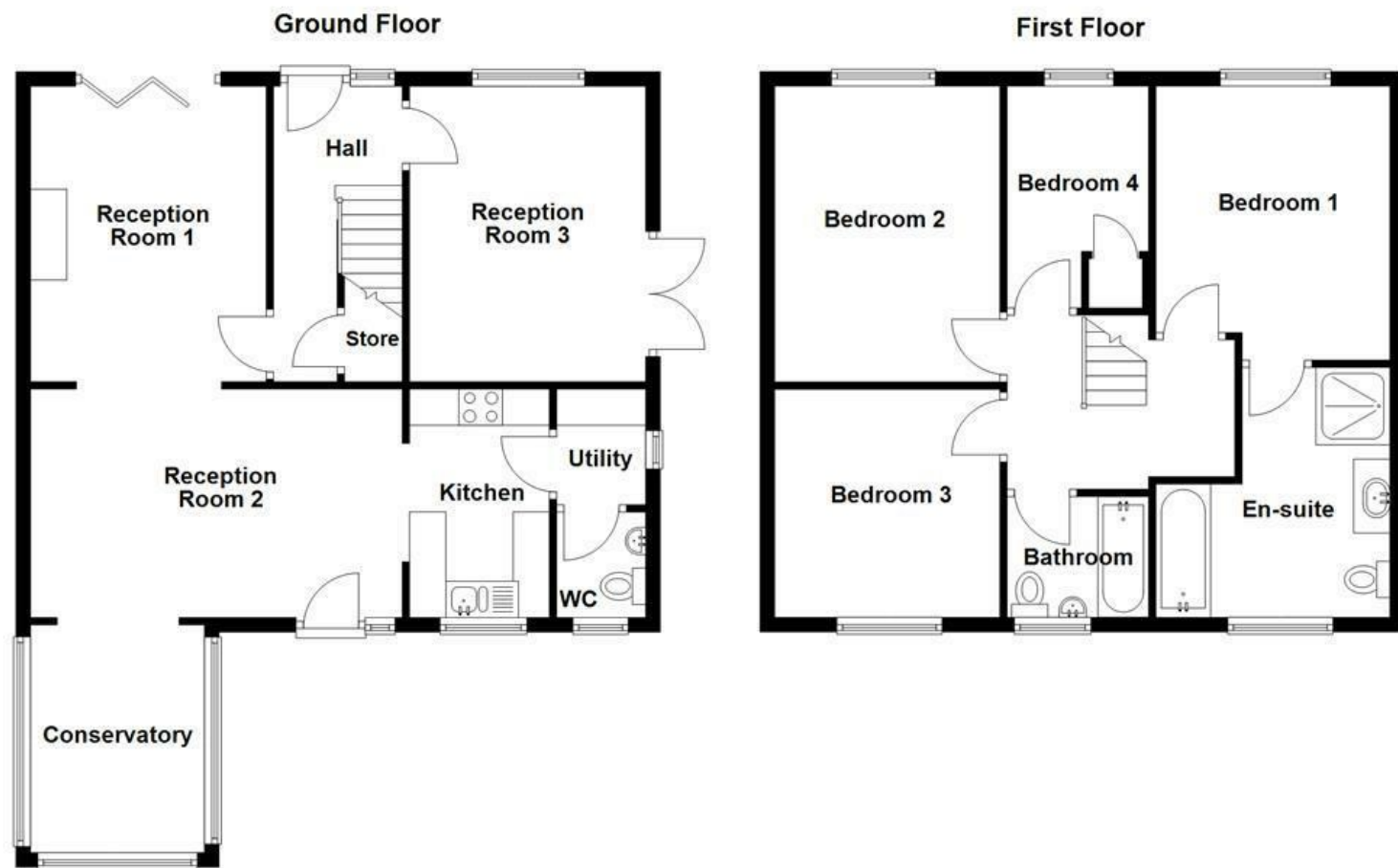




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales	EU Directive 2002/91/EC	

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.

Bushburn Drive, Langho, BB6 8EZ

Offers Over £310,000

A SPACIOUS FOUR-BEDROOM FAMILY HOME

Nested in the sought-after Bushburn Drive in Langho, this charming home offers a perfect blend of space, comfort, and convenience. Boasting three reception rooms and four bedrooms, this property provides ample space for a growing family to thrive.

Built in 1960, this house exudes character and charm while offering a generous 1,485 sq ft of living space. The enviable plot at the end of a cul-de-sac ensures privacy and tranquility, complemented by ample off-road parking and private gardens where you can unwind and enjoy the outdoors.

Step inside, and you'll be greeted by a substantial and deceptive internal floorspace that offers versatile options to cater to the needs of any family. The open plan living, kitchen, and dining area create a seamless flow, perfect for entertaining guests or simply relaxing with loved ones.

Conveniently located with easy access to major commuter routes and nearby schools, this property is ideal for those seeking a harmonious balance between work and family life. Additionally, being close to the neighbouring towns of Blackburn and Clitheroe means you'll have a range of amenities and attractions at your fingertips.

Bushburn Drive, Langho, BB6 8EZ

Offers Over £310,000

 4  2  3  D

- Spacious Semi Detached Property
 - Abundance of Living Space
 - Off Road Parking and Garage
 - EPC Rating D
- Four Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Two Bathrooms
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Reception Room Two

16'10 x 10'3 (5.13m x 3.12m)

Composite double glazed front door, UPVC double glazed window, two central heating radiators, spotlights, tiled flooring, open to conservatory, reception room one and kitchen.

Conservatory

10'4 x 7'10 (3.15m x 2.39m)

UPVC double glazed windows, sloped polycarbonate roof, central heating radiator and tiled flooring.

Kitchen

10'4 x 6'4 (3.15m x 1.93m)

UPVC double glazed window, range of panel wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, one and a half bowl stainless steel sink and drainer with mixer tap, space for American-style fridge freezer, integrated dishwasher, spotlights, tiled flooring and door to utility.

Utility

5'3 x 4'0 (1.60m x 1.22m)

UPVC double glazed window, laminate work surfaces, panel wall units, plumbing for washing machine, space for dryer, wall mounted Logic combi boiler, tiled flooring and door to WC.

WC

4'6 x 4'0 (1.37m x 1.22m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and tiled flooring.

Reception Room One

13'4 x 10'8 (4.06m x 3.25m)

Central heating radiator, log burning stove, wood effect laminate flooring, door to hall and bi-folding door to rear.

Hall

13'4 x 5'8 (4.06m x 1.73m)

Central heating radiator, spotlights, tiled flooring, door to reception room three, stairs to first floor and composite door and window to rear.

Reception Room Three

13'10 x 10'9 (4.22m x 3.28m)

UPVC double glazed bow window, central heating radiator, coving, wood effect laminate flooring and UPVC double glazed French doors to side.

First Floor

Landing

Loft access, smoke detector, doors to four bedrooms and family bathroom.

Bedroom One

12'6 x 10'9 (3.81m x 3.28m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to en suite.

En Suite

10'8 x 10'3 (3.25m x 3.12m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, wood panel bath with traditional taps, multi-jet shower, spotlights, extractor fan, part wood effect laminate flooring, part vinyl flooring, part PVC panelled elevations and part tiled elevations.

Bedroom Two

13'4 x 10'1 (4.06m x 3.07m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

10'4 x 10'1 (3.15m x 3.07m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Four

10'0 x 6'5 (3.05m x 1.96m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and overhead electric feed shower, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed laid to lawn garden with paving.

Front

Laid to lawn garden with and decking.

Side

Paving, gravel driveway providing off road parking for four vehicles and access to single garage.



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