



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	85
(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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Clayton Row, Langho, BB6 8DH

Offers In Excess Of £165,000

THE PERFECT FIRST TIME HOME

Nestled in the picturesque village of Langho, this delightful mid-terrace house on Clayton Row presents an excellent opportunity for first-time buyers or couples seeking to downsize. Built in 1900, this charming property boasts a generous 893 square feet of living space, featuring two spacious reception rooms that provide a warm and inviting atmosphere for both relaxation and entertaining.

The home comprises two well-proportioned bedrooms, perfect for restful nights, alongside modern kitchen and bathroom suites that cater to contemporary living. The neutral decor throughout allows for a seamless transition, enabling you to move straight in without the hassle of renovations. With no onward chain, this property is ready for you to make it your own.

Conveniently located, this residence offers easy access to the neighbouring towns of Blackburn and Clitheroe, making it ideal for those who appreciate the balance of village life with urban amenities. Furthermore, the property is well-positioned for commuters, with major routes along the A59 and M65 networks just a stone's throw away.

The low-maintenance exterior complements the interior charm, making this home a practical choice for those looking to enjoy a relaxed lifestyle in a friendly community. Do not miss the chance to view this lovely property, which perfectly combines comfort, convenience, and character.

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Clayton Row, Langho, BB6 8DH

Offers In Excess Of £165,000

 2  1  2  C

- Spacious Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Perfect First Home
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Yard to Rear
 - Council Tax Band B

Ground Floor

Reception Room One

13'2 x 12'10 (4.01m x 3.91m)
Composite double glazed front door, UPVC double glazed window, central heating radiator, cast iron log burner, television point and open to inner hall.

Inner Hall

Door to reception room two and stairs to first floor.

Reception Room Two

13'2 x 9'8 (4.01m x 2.95m)
Central heating radiator, open to kitchen and double doors to understairs storage.

Kitchen

10'4 x 8'7 (3.15m x 2.62m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, stainless steel sink and drainer with high spout spring mixer tap, space for fridge freezer, integrated dishwasher, integrated washing machine, enclosed boiler, spotlights, tiled effect flooring and UPVC double glazed door to rear.

First Floor

Landing

Smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'2 x 12'10 (4.01m x 3.91m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

12'9 x 6'10 (3.89m x 2.08m)
UPVC double glazed window, central heating radiator and loft access.

Bathroom

6'4 x 5'10 (1.93m x 1.78m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights and vinyl flooring.

External

Rear

Enclosed paved yard with bedding, outbuilding and gate to shared access.



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