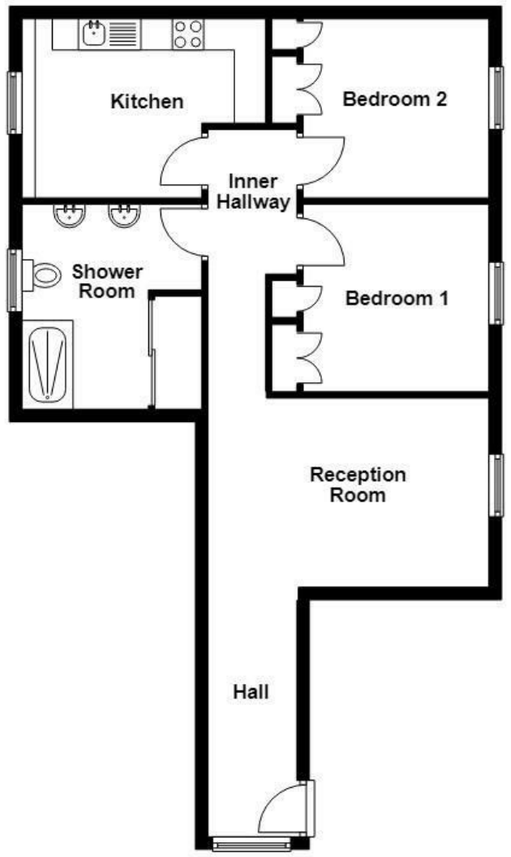
Keenans

Ground Floor

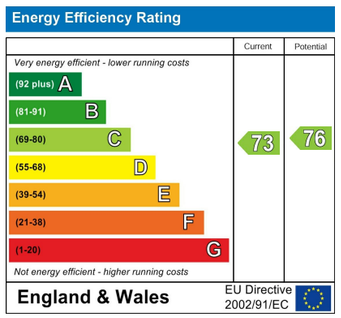












Watling Gate, Old Langho, BB6 8BN

Offers Over £160,000

BEAUTIFUL TWO BEDROOM FIRST FLOOR APARTMENT

Situated within the highly sought-after gated community of Brockhall Village, this spacious two-bedroom first-floor apartment offers stylish and comfortable living in a peaceful setting. Ideally suited to a professional couple or single occupant, the property enjoys excellent access to the A59, providing convenient links to Preston, Blackburn and Skipton.

The accommodation comprises a bright reception room, a modern fitted kitchen, two generous double bedrooms, and a spacious shower room. Externally, residents can enjoy beautifully maintained communal gardens, while the property also benefits parking space and a single garage.

Offering a superb combination of space, convenience and a desirable location, this apartment is an excellent opportunity not to be missed.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Watling Gate, Old Langho, BB6 8BN

Offers Over £160,000

2 1 1 C

- Two Bedroom First Floor Apartment
- Spacious Shower Room
- Designated Parking Space And Single Garage
- Tenure - Leasehold
- Two Generous Double Bedrooms
- Private Gated Brockhall Village Location
- EPC Rating - C
- Modern Fitted Kitchen
- Ideal For Professionals
- Council Tax Band - C

Ground Floor

Entrance

Entrance is through a communal lobby area, entrance door leads to hall.

Hall

12'9 x 4'9 (3.89m x 1.45m)

UPVC double glazed window, central heating radiator, wood effect flooring, coving, open to reception room.

Reception Room

14'9 x 9'11 (4.50m x 3.02m)

Hardwood double glazed window, central heating radiator, coving, ceiling rose, wood effect flooring, open to inner hall.

Inner Hall

13'9 x 4'8 (4.19m x 1.42m)

Smoke alarm, coving, wood effect flooring, doors to two bedrooms, kitchen and shower room.

Bedroom One

9'10 x 9'6 (3.00m x 2.90m)

Hardwood double glazed window, central heating radiator, coving, wood effect flooring, fitted wardrobes.

Bedroom Two

9'5 x 9'4 (2.87m x 2.84m)

Hardwood double glazed window, central heating radiator, coving, wood effect flooring, fitted wardrobes.

Kitchen

10'4 x 9'4 (3.15m x 2.84m)

UPVC double glazed window, chrome heated towel rail, wall and base units with laminate surfaces, four ring induction hob, glass splashback, composite sink and drainer with mixer tap, spotlights, integrated frisge freezer, wood effect flooring, coving.

Shower Room

10'9 x 9'5 (3.28m x 2.87m)

UPVC double glazed frosted window, chrome heated towel rail, two vanity top wash basins with mixer taps, a dual flush WC and a walk in direct feed rainfall shower with additional rinse head, extractor fan, spotlights, partial tiled elevations, wood effect flooring, enclosed boiler and plumbing for washer.

External

Communal laid to lawn gardens, paving areas and a single garage.

















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