



# HILLCREST ROAD, LANGHO, BB6 8EN

[NO CHAIN]



A rare opportunity to acquire a semi-detached dormer bungalow on the highly regarded Hillcrest Road in the desirable Ribble Valley village of Langho. Offering deceptively spacious and versatile accommodation over two floors, the property requires refurbishment and modernisation, providing excellent scope to create a home to individual taste. With two reception rooms, three bedrooms, an integral garage, private driveway and mature rear garden, the property is further enhanced by panoramic countryside views from the first floor and a sought-after village setting within easy reach of local amenities, schools and transport links.



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Situated on the highly regarded Hillcrest Road in the desirable Ribble Valley village of Langho, this property offers an excellent blend of peaceful residential living and everyday convenience. The area is well placed for access to local amenities, well-regarded schools, scenic countryside and transport links, with Langho railway station serving the surrounding villages and offering connections across the Ribble Valley line. Hillcrest Road itself enjoys a sought-after village setting, making it an appealing choice for families, downsizers and buyers looking for a quieter lifestyle within easy reach of Blackburn, Clitheroe and the wider Ribble Valley.

An excellent opportunity to acquire this semi-detached dormer bungalow, offering deceptively spacious and versatile accommodation arranged over two floors. The property now requires a comprehensive programme of refurbishment and modernisation, providing prospective purchasers with superb scope to create a home tailored to their own requirements.

The accommodation includes two reception rooms, with the principal reception room extending from front to rear, together with three bedrooms, one of which is conveniently positioned on the ground floor. To the first floor are two generous double bedrooms, both enjoying an enviable panoramic outlook across the surrounding Ribble Valley countryside.

Externally, the property benefits from a private driveway, integral garage and a good-sized mature rear garden, further enhancing its appeal. Situated on the sought-after Hillcrest Road in Langho, this is a rare opportunity in a desirable Ribble Valley setting.

**BRIEFLY COMPRISING:- ENTRANCE HALLWAY, IMPRESSIVE THROUGH LOUNGE, INNER HALLWAY, BREAKFAST KITCHEN, SECOND RECEPTION ROOM, BATHROOM, BEDROOM; FIRST FLOOR: TWO FURTHER DOUBLE-SIZED BEDROOMS, GARDEN TO FRONT, PRIVATE DRIVEWAY TO INTEGRAL GARAGE, GENEROUS MATURE GARDEN TO THE REAR.**

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having diamond leaded frosted double glazed panels to either side and opening into:-

### Entrance Hallway

**3'04" x 8'08"** Inbuilt storage cupboard housing Worcester gas combination boiler, coved ceiling, radiator. Gloss-panelled door to:-



### Reception Room One

**29'02" x 11'06"** narrowing to 8'04" Inset fireplace to chimney breast, two radiators, coved ceiling, open-tread stairs to first floor. UPVC framed double glazed window to the front elevation and UPVC framed double glazed sliding patio-style doors opening into the rear garden. Gloss-panelled door to:-

### Inner Hallway

**6'02" x 2'08"** Opening through into:-





### Breakfast Kitchen

**10'0" x 8'07"** Stainless steel sink unit and drainer with cupboards under, matching wall and base units incorporating oven/grill and ceramic hob with extractor over, co-ordinating worktops extending to breakfast bar, part tiled walls, tiled floor, plumbing for washing machine, under-counter fridge, radiator. UPVC framed double glazed window and UPVC door with double glazed centre panel opening into the rear garden.



### Bedroom Three

**8'06" x 8'10"** UPVC framed double glazed window to the side elevation, coved ceiling, radiator.

### Bathroom

**6'02" x 5'05"** Three piece white suite incorporating free-standing bath, pedestal wash basin and low-level WC, part-tiled walls, radiator. UPVC framed frosted double glazed window to the side elevation.



### Reception Room Two

**12'10" x 12'03"** Coved ceiling, radiator. UPVC framed double glazed window affording an elevated outlook over the rear garden.

### First Floor Landing

**4'04" x 6'02"** Access to eaves storage and doors to:-

### Bedroom One

**15'10" x 14'01"** Fitted wardrobes with sliding mirror fronted doors, radiator. UPVC framed double glazed window affording a panoramic open outlook to the rear elevation.



### Bedroom Two

**15'07" x 12'06"** UPVC framed double glazed window also affording a panoramic open outlook to the rear, radiator.





## Outside

Mature tiered garden to the front with tarmacadam walkways and driveway providing off-road parking to an integral garage [17'06" x 9'01"] having up-and-over door, power and lighting installed. Gated access to the side and opening into a mature generous-sized enclosed rear garden screened by timber perimeter fencing.

**Tenure : Freehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : C**

**Approximate Square Footage : 1,503 SqFt / 139 SqM**

## Services :

Mains supplies of gas, water and electricity.

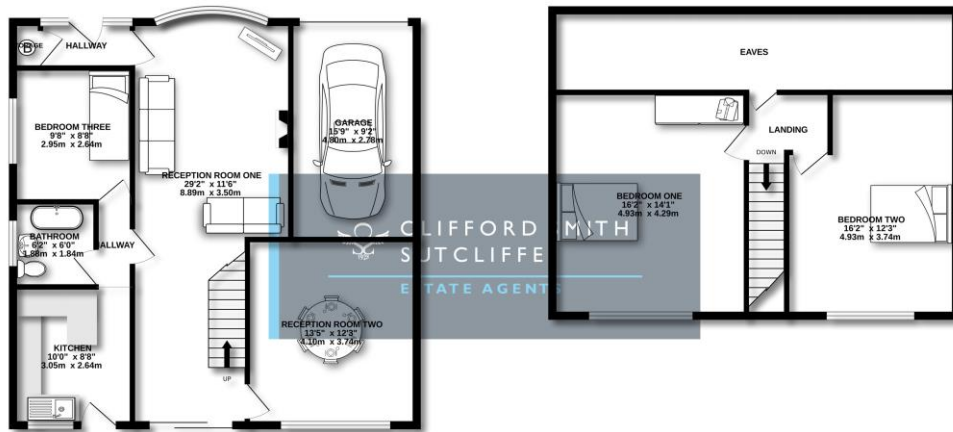
## Viewing :

By appointment with our Burnley office.



GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.

FIRST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED DORMER-BUNGALOW  
TOTAL FLOOR AREA : 1503 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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