



Whalley Road, Langho, BB6 8EQ

Offers In Excess Of £240,000

EXCEPTIONAL SEMI DETACHED TRUE BUNGALOW

Nestled on Whalley Road in the charming village of Langho, this immaculately presented semi-detached true bungalow offers a delightful living experience. With one/two spacious bedrooms and a modern three-piece wet room, this property is perfect for those seeking a comfortable and manageable home.

The interior boasts a neutral decoration throughout, allowing for a seamless transition into your new abode. The two reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for both quiet evenings and social gatherings.

Externally, the bungalow features low maintenance gardens, ensuring you can spend more time enjoying your home rather than tending to it. The property also benefits from generous off-road parking and a garage, providing convenience and security for your vehicles.

This bungalow is ready to move straight into, making it an excellent choice for first-time buyers, downsizers, or anyone looking for a peaceful retreat in a lovely community. With its attractive features and prime location, this property is not to be missed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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 **2**  **1**  **1**  **D**

- Spacious Semi Detached True Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Two Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Wet Room
- Low Maintenance Exteriors
- Council Tax Band C

Entrance Vestibule

3'2 x 2'4 (0.97m x 0.71m)
Composite double glazed frosted front door and door to hall.

Hall

11'3 x 3'1 (3.43m x 0.94m)
Central heating radiator, coving, doors leading to two reception rooms, bedroom one and bathroom.

Reception Room One

20'0 x 12'11 (6.10m x 3.94m)
UPVC double glazed leaded box window, hardwood frosted stained glass window to kitchen, two central heating radiators, coving, gas fire with marble hearth and surround, television point and door to kitchen.

Kitchen

14'0 x 9'3 (4.27m x 2.82m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, range cooker with six ring gas hob, integrated extractor hood, stainless steel splashback, integrated fridge freezer, plumbing for washing machine, ceramic sink and drainer with high spout mixer tap, plinth heater, spotlights, wood effect flooring and UPVC double glazed door to side elevation.

Reception Room Two/Bedroom two

18'10 x 11'0 (5.74m x 3.35m)
Central heating radiator, coving, door to storage and UPVC double glazed French doors to rear.

Bedroom One

12'4 x 10'11 (3.76m x 3.33m)
UPVC double glazed leaded box window, central heating radiator and coving.

Wet Room

6'4 x 5'8 (1.93m x 1.73m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, tiled elevations, spotlights and vinyl flooring.

External

Rear

Enclosed garden with paving, gravel chippings, bedding areas, mature shrubbery and access to garage.

Front

Block paved driveway, slate chipping and mature shrubbery.



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