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196 Whalley Road, Langho, BB6 8AA

Mature detached house with annexe accommodation

Offers around £550,000



- 3 receptions & conservatory
- Beautiful large rear garden
- Convenient cul-de-sac location
- 5 bedrooms, 3 bathrooms
- Views across the golf course
- 199 m² (2,146 sq ft) plus annexe 548 sq ft (total 2,694 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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196 WHALLEY ROAD LANGHO

A stonebuilt mature detached house situated on a cul-de-sac with open views to the rear across the 1st green at Mytton Fold Golf Club. The house is conveniently located offering excellent access to Whalley, Blackburn and the A59. The house offers a fantastic opportunity for families wishing to join together with the addition of the 548 sq ft two-storey annexe with lounge, kitchen, bedroom and four-piece bathroom.

The main house has two imposing reception rooms to the front, a large kitchen diner to the rear with utility and P-shaped conservatory overlooking the rear garden. The first floor has four bedrooms with en-suite to master and house bathroom.

Externally there is ample parking, an attached GARAGE and large mature rear garden with open outlooks. Viewing is essential.

LOCATION: Travelling along the A59 from Clitheroe towards the Petre roundabout between Langho and Billington, take the second exit signposted Langho/Blackburn. After 300 yards turn first left into Whalley Road, continue left and the house can be found at the far end of the cul-de-sac on the right hand side.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: with PVC construction, tiled floor and half-glazed hardwood door to hallway:

HALLWAY: with feature spindle staircase off to first floor with coved cornicing, picture rail and BT telephone point.



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LOUNGE: 4.6m plus the bay x 4.7m (15'2" plus the bay x 15'6"); with feature large bay window, television point, feature open fire with tiled marble hearth and inset with attractive white surround.

DINING ROOM: 4.8m x 4.4m (15'9" x 14'6"); with feature large bay window, coved cornicing, picture rail, feature fireplace with 'Living Flame' cast iron fire with marble hearth and inset and attractive carved wood surround.

DINING KITCHEN: 6.5m x 3.4m (21'7" x 11'3"); with a fitted range of wood-fronted wall and base units with complementary tiled work surface and splashback with under unit lighting. Gas Rayburn with 2 ovens and 2 hot plates, 5-ring gas hob, quarry tiled floor, space for dining table and chairs, door to conservatory and door to rear porch.

UTILITY ROOM: 3.6m x 1.6m (11'8" x 5'4"); with quarry tiled floor, space for fridges and freezers, single drainer sink unit with mixer tap and plumbing for a dishwasher.

CONSERVATORY: 6.0m x 3.7m max (19'9" x 12' max); with white UPVC P-shaped conservatory with tiled floor, central heating radiator and door to rear garden.

REAR PORCH: With doorway to rear garden, quarry tiled floor and access to annex accommodation.



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FIRST FLOOR:

SPACIOUS SPLIT LEVEL LANDING: with spindles and balustrade, window to front elevation, coved cornicing and picture rail.

BEDROOM ONE: 4.8m x 4.8m (15'8" x 15'7"); with coved cornicing and picture rail.

EN-SUITE SHOWER ROOM: with 3-piece suite comprising low suite w.c, vanity wash handbasin, double shower enclosure with thermostatic shower, recess spotlighting, fully-tiled walls and extractor.

BEDROOM TWO: 4.8m x 4.4m (15'10" x 14'6"); with coved cornicing, picture rail and dado rail.

BEDROOM THREE: 3.9m x 3.5m (12'8" x 11'4"); with loft access with drop-down ladder leading to boarded loft, excellent open outlooks across Mytton Fold Golf Club.

STUDY: 3.6m x 1.9m (12'5" x 6'1"); with views across golf course and 2 built-in storage cupboards.

HOUSE BATHROOM: With 3-piece white suite comprising low suite w.c, pedestal wash handbasin and panelled bath with shower over and glass shower screen, part-tiled walls.

ANNEXE

ENTRANCE HALL: Through hardwood front door, staircase off to first floor.

LOUNGE: 4.7m + the bay x 3.0m (15'5" + the bay x 9'9"); with feature bay window, television point, wall light points, feature fireplace housing electric fire with attractive stone surround on hearth.

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KITCHEN: 4.8m x 1.6m (15'8" x 5'2"); with fitted range of oak-fronted wall and base units with complementary dark laminate work surface and tiled splashback, one and half bowl single drainer sink unit with mixer tap, integrated double oven, 4-ring gas hob with extractor over and integrated fridge.

CLOAKROOM: 2-piece white suite comprising low suite w.c with push button flush, vanity wash handbasin with chrome mixer tap and cupboards under.

UNDERSTAIRS STORAGE CUPBOARD:

BEDROOM: 3.0m x 3.0m (9'9" x 9'9"); with extensive range of fitted wardrobes, dressing tables and drawers, attractive outlooks across Mytton Fold Golf Club.



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EN-SUITE SHOWER ROOM: 3-piece suite comprising low suite w.c, vanity wash hand basin with cupboards and drawers under, corner shower enclosure with thermostatic shower, fully tiled walls and Velux window.

OUTSIDE: Front garden with raised borders and boundary hedges, cobbled drive with tarmac parking area to side, total parking for around four to five cars. Single attached GARAGE with up-and-over door, power and light and personal door to the rear. Access along the side to enclosed rear garden which is a large mature garden mainly laid to lawn with paved patio areas, planting borders, central planting area with mature tree, second patio area to the rear of the garden, large timber store and open outlooks across the golf club.

SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

COUNCIL TAX BAND F.

EPC: The energy efficiency rating for this property is E.

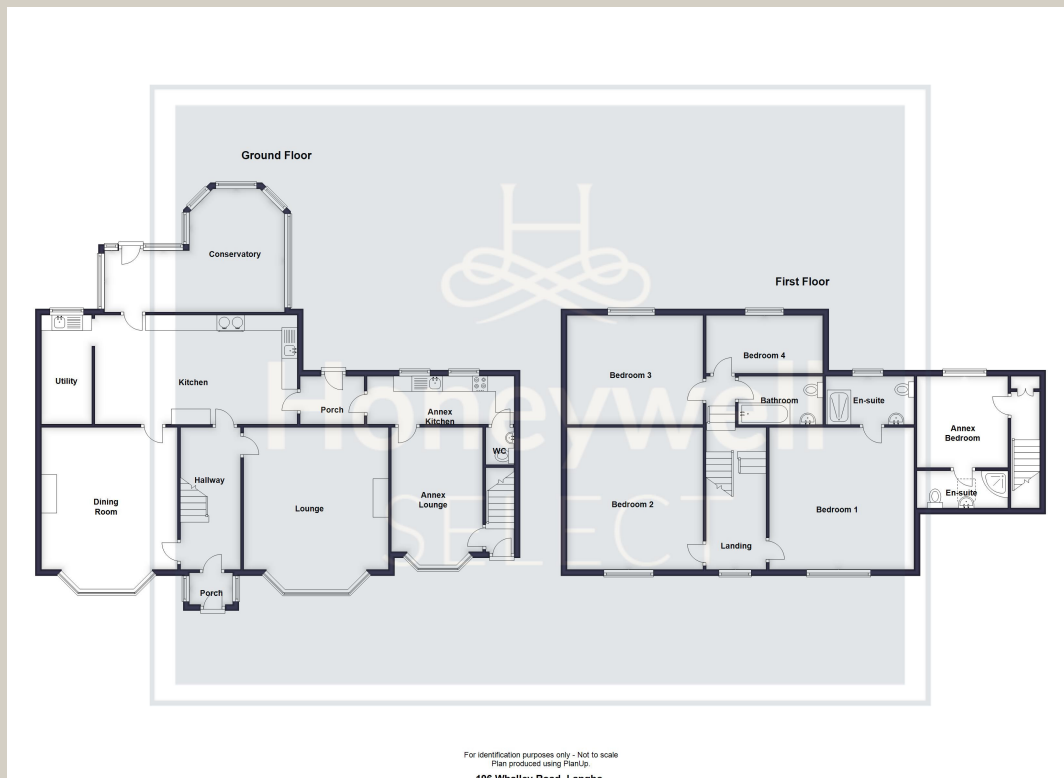
VIEWING: By appointment with our office.



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