

132 WHALLEY ROAD  
LANGHO  
BB6 8DD

£232,000



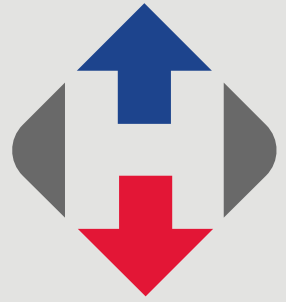
- Attractive semi-detached house
- 4 bedrooms, 4-piece bathroom
- Fitted kitchen open to dining room
- Driveway, garage & gardens
- Open views to the rear
- Large lounge with dining area
- Elevated outlooks from the front
- 75 m<sup>2</sup> (1,101 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

A well-presented semi-detached house which has lovely elevated outlooks to the front towards Kemple End and adjoins open fields to the rear with views to Whalley Nab.

The house has been extended into the attic and now provides four-bedroom accommodation with a 4-piece bathroom including separate shower. The ground floor has a porch, hallway spacious lounge with dining area, a fitted kitchen which is open to the dining room.

Externally there is a drive providing parking for 3-4 cars leading to the single detached GARAGE and the rear garden with patio, lawns and beautiful open views. Viewing is essential.



**LOCATION:** Travelling along the A59 from Clitheroe follow the road into Langho from the Petre roundabout. Proceed up the hill under the railway bridge and after 250 yards the house can be found on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** With PVC front door, quarry tile floor and PVC door leading to:

**HALLWAY:** With BT telephone point, laminate flooring and staircase off to first floor.

**THROUGH LOUNGE WITH DINING AREA:** 5.3m x 3.6m (17'4" x 11'10"); with coved cornicing, television point, wooden flooring, feature contemporary inset electric fire and elevated views across the road towards Kemple End.

**KITCHEN:** 4.1m max x 2.5m (13'7" max x 8'4"); with a fitted range of light wood effect wall and base units with complementary laminate work surface and tiled splashback, there is a corner one and a half bowl stainless steel sink unit with mixer tap, integrated Neff stainless steel double electric oven, 4-ring ceramic hob with curved glass stainless steel extractor canopy over, integrated slimline dishwasher, plumbing for a washing machine, space for fridge freezer, understairs storage cupboard, tiled floor, PVC door to rear garden and open to:

**DINING ROOM:** 2.5m x 2.2m (8'4" x 7'1"); with attractive open views, fitted wall and base units with Worcester combination central heating boiler concealed inside base cupboard and tiled floor.

**FIRST FLOOR:**





**LANDING:** With staircase off to second floor.

**BEDROOM ONE:** 2.7m x 3.2m (9' x 10'5"); with laminate flooring and elevated outlooks towards Kemple End.

**BEDROOM TWO:** 3.3m x 2.6m (10'9" x 8'6"); with excellent views across open fields towards Whalley Nab, fitted range of modern dark wood effect wardrobes with drawers and dressing table, feature lighting and laminate flooring.

**BEDROOM THREE:** 2.7m x 2.0m (8'10" x 6'5"); with elevated outlooks across the road towards Kemple End.

**BATHROOM:** With 4-piece white Jacuzzi suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, corner shower enclosure with Mira Excel thermostatic shower, panelled bath with chrome mixer tap, heated ladder style towel rail, fully tiled walls, tiled floor and recess spotlighting.

**SECOND FLOOR:**

**BEDROOM FOUR:** 3.6m x 4.1m (11'11" x 13'4"); with two storage cupboards, Velux style window to front and rear elevation and excellent open views.

**OUTSIDE:** To the front of the property is a garden with planting areas and tarmac driveway providing parking for 3-4 cars leading to a single detached GARAGE 5.1m x 3.0m (16'10" x 9'9") with wooden doors, power and light. There is an enclosed rear garden with paved patio area with steps up to a lawn with planting borders and second patio area, concrete post and timber panel boundary fencing, cold water tap. The rear garden adjoins an open field.

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

**SERVICES:** Mains water, electricity, gas and drainage are connected.

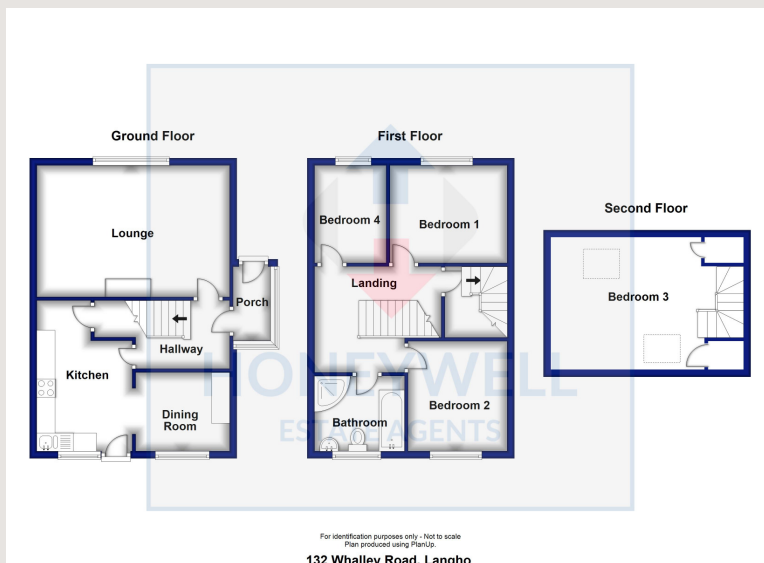
**TENURE:** We are informed by the owners that the property is leasehold with a ground rent of approximately £8 per annum.

**COUNCIL TAX BAND C.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.





132 Whalley Road, Langho

132 Whalley Road, Langho, BB6 8DD  
CD/ZR/09012019

# Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

[honeywell.co.uk](http://honeywell.co.uk)

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.