

14 HACKING CLOSE  
LANGHO  
BB6 8EY

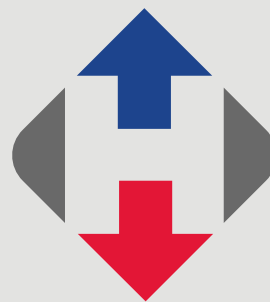
£200,000



- Spacious semi-detached bungalow
- Lounge & dining kitchen
- Gardens, drive & large garage
- PVC double glazing & gas CH
- 3 bedrooms & shower room
- Lean-to conservatory to rear
- Cul-de-sac location
- 91 m2 (980 sq ft) approx.

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A spacious semi-detached true bungalow situated on a small cul-de-sac within this popular area which is close to the local primary school, shops and train station.



The property has a good-sized lounge, open plan kitchen and dining area, three bedrooms and 3-piece shower room. Originally the bungalow had two bedrooms and the integral garage has been converted to create an extra room, with the addition of a new garage being constructed at the side of the property.

Externally the property benefits from a front garden, side drive, single garage and enclosed easy maintenance rear garden. Other benefits include gas central heating, PVC double glazing and PVC soffits and fascia boards. Viewing is essential.

**LOCATION:** Entering Langho from the Petre roundabout on the A59, proceed up the hill and turn right into Moorland Road. Continue straight on for 500 yards and turn right into Cronshaw Drive and first left into Hacking Close.

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

**ENTRANCE PORCH:** With PVC front door, 2 windows and tiled floor.

**LOUNGE:** 4.8m x 4.2m (15'8" x 13'10"); with coved cornicing, windows to front and side elevations, television point, feature fireplace with stone hearth and surround, laminate flooring.

**INNER HALLWAY:** With loft access and storage cupboard.

**DINING KITCHEN:** 6.0m x 3.3m narrowing to 2.3m (19'7" x 10'9" narrowing to 7'8"); fitted range of white laminate wall and base units with complementary laminate working surface and tiled splashback, one bowl single drainer sink

unit with mixer tap, electric fan oven, 4-ring gas hob with extractor over, plumbing for washing machine, tiled floor.

**Dining area:** with laminate flooring, coved cornicing and patio doors to conservatory.

**CONSERVATORY:** 3.2m x 2.3m (10'7" x 7'6"); white PVC lean-to construction with tiled floor and door opening onto the rear garden.

**BEDROOM ONE:** 4.3m x 3.0m (14'2" x 9'11"); with coved cornicing.

**BEDROOM TWO:** 4.8m x 2.4m (15'8" x 8'); with coved cornicing.

**BEDROOM THREE:** 3.7m x 2.2m (12'1" x 7'1").

**SHOWER ROOM:** With 3-piece suite comprising low level w.c., pedestal wash handbasin and corner shower with fitted Mira shower, tiled walls, shaver point and coved cornicing.





**OUTSIDE:** Front garden with lawn and planting borders. Side driveway leading to large GARAGE 7.1m x 3.5m (23'3" x 11'5") with workshop area to rear, up-and-over door and personal door to the side, power and light.

Gated access to enclosed rear garden with patio area. The garden is gravelled for easy maintenance with raised planting borders, concrete posts and timber panel fence.

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames. The boiler is located in the loft.

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

**COUNCIL TAX BAND D.**

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

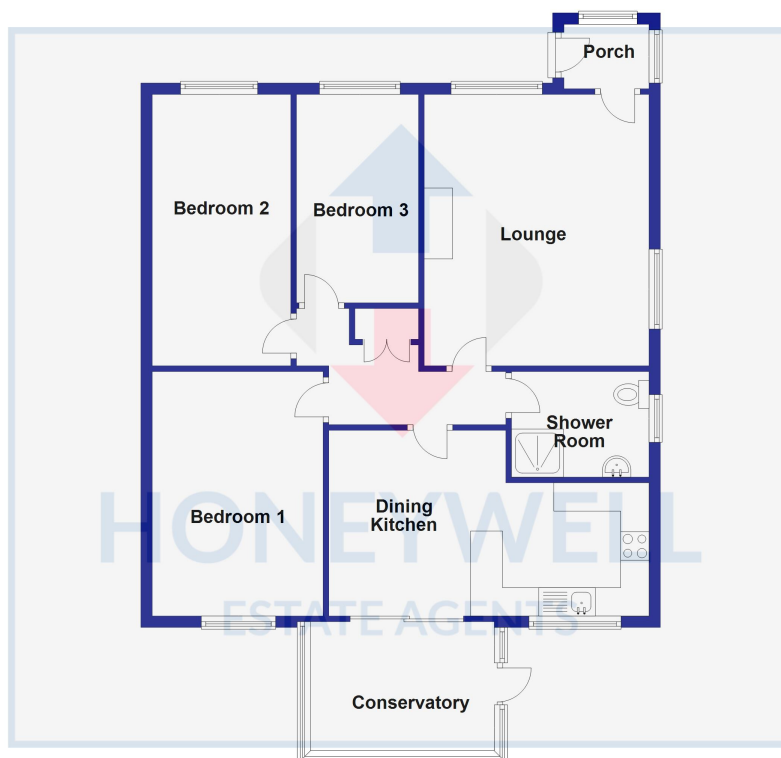
**VIEWING:** By appointment with our office.

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### Ground Floor



For identification purposes only - Not to scale  
Plan produced using PlanUp.

**14 Hacking Close, Langho**

*14 Hacking Close, Langho, BB6 8EY  
CD/SMR/220120*

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