

96 WHALLEY ROAD  
LANGHO  
BB6 8DD

Offers over £125,000



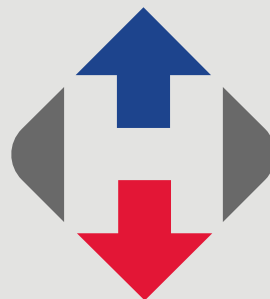
- Stonebuilt mid-terrace
- Lounge with fireplace
- Gas CH & PVC double glazing
- 3-piece bathroom with shower
- 2 bedrooms
- Fitted dining kitchen
- Convenient location
- 61 m2 (652 sq ft) approx.

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

**A bright and airy terraced house situated in this convenient location close to local amenities and only two minutes from Langho Train Station.**

**This attractive house is ideal for a first time buyer and offers well-planned accommodation across two floors with lounge and dining kitchen on the ground floor and two bedrooms and bathroom on the first floor. The house benefits from gas central heating, PVC double glazing, 'Living Flame' gas fire and 3-piece bathroom with shower over the bath.**

**Outside to the rear is an Indian stone paved rear yard. Viewing is recommended.**



**LOCATION:** Entering Langho from the Whalley direction proceed up the hill under the railway bridge and the house can be found on the left hand side just after the turning for Whinney Lane.

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

**ENTRANCE VESTIBULE:** Through half-glazed front door and glazed doorway leading to:

**LOUNGE:** 3.9m x 4.1m (12'9" x 13'6"); with coved cornicing, picture rail, feature inset 'Living Flame' gas fire with stainless steel surround and television point.

**DINING KITCHEN:** 3.9m x 2.7m (12'9" x 8'10"); with a fitted range of cream wall and base units with complementary laminate work surface and tiled splashback, integrated stainless steel electric oven, 4-ring gas hob, one bowl stainless steel sink unit with mixer tap, fridge-freezer, washing machine, dryer and dishwasher. Understairs storage area, tiled floor, wall-mounted central heating boiler concealed inside wall cupboard,

space for table and chairs, recess spotlighting and PVC door to rear yard.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboard.

**BEDROOM ONE:** 3.9m x 3.0m (12'8" x 9'11"); with coved cornicing.

**BEDROOM TWO:** 2.7m x 2.3m (8'11" x 7'7"); with coved cornicing.

**BATHROOM:** With 3-piece white suite comprising low suite w.c., with pedestal wash handbasin with chrome tap, panelled bath with chrome tap and chrome thermostatic shower over with glass shower screen, part-tiled walls, tiled floor and coved cornicing.







**OUTSIDE:** To the rear of the property there is an enclosed yard which is Indian stone paved with gated access and cold water tap.

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

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

**COUNCIL TAX BAND A.**

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

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

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





### Ground Floor

### First Floor



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

**96 Whalley Road, Langho**

*96 Whalley Road, Langho, BB6 8DD  
CD/CJ/091121*

## 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](mailto:houses@honeywell.co.uk)

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: [barrowford@honeywell.co.uk](mailto:barrowford@honeywell.co.uk)

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