

76 HILLCREST ROAD
LANGHO
BB6 8EN

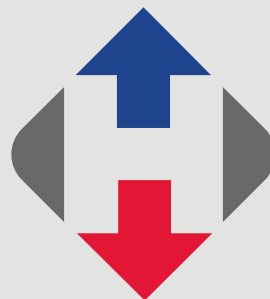
£275,000



- Superb detached true bungalow
- 2 double bedrooms, master en-suite
- Spacious semi-open living accom
- Newly fitted kitchen & bathroom
- Good-sized gardens, driveway
- Renovated throughout to a high standard
- Gas central heating & UPVC double glazing
- 67m² (718 sq ft) approx.

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Extended, remodelled and completely renovated to a high standard throughout including a full re-roof, this detached bungalow enjoys a good-sized plot with gardens to the front and rear along with plentiful off-road parking. The property enjoys a large semi-open plan living area with newly fitted kitchen, a vaulted ceiling and patio doors opening onto the rear garden, two double bedrooms, the master with an en-suite shower room and a house bathroom with a 3-piece suite.



The property is situated on a small development of similar bungalows. Langho lies a short car journey from the village of Whalley and the market town of Clitheroe and their many amenities.

LOCATION: Leave Clitheroe on the A59 and follow the road to the large roundabout at Langho. From here take the second exit and follow the road under the railway bridge and into the village itself. Follow the road up the hill and over the next mini roundabout before turning next left onto Portland Road and left again onto Hillcrest. Number 76 is on the left hand side.

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

ENTRANCE HALLWAY: With composite external door, UPVC side panel and Vinyl floor.

FITTED KITCHEN: 2.8m x 2.6m (9'1" x 8'7"); with a range of newly fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob with a stainless steel extractor over, built-in fridge-freezer, built-in dishwasher, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, wall-mounted housed Baxi combination central heating boiler and open to living area.

LIVING AREA: L-shaped, 5.9m x 3.0m plus 3.5m x 3.0m (19'6" x 9'10" plus 11'4" x 9'11"); with part-vaulted ceiling, double glazed Velux window, UPVC patio doors onto the rear garden, low voltage lighting, television point and Vinyl flooring.

BEDROOM ONE: 3.9m max/3.5m min x 3.5m (12'9" max/11'4" min x 11'6"); with television point.

EN-SUITE SHOWER ROOM: With a newly fitted 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and shower enclosure with plumbed shower, heated stainless steel towel rail, low voltage lighting, extractor fan, part-tiled walls and Vinyl flooring.

BEDROOM TWO: 3.8m max/2.8m x 2.7m (12'6" max/9'4" min x 8'9"); with electric meter cupboard.





BATHROOM: With a newly fitted 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with plumbed shower over and vanity screen, majority tiled walls, low voltage lighting and extractor fan.

OUTSIDE: The property enjoys good-sized gardens to the front and rear. The front garden has flowerbeds surrounding and a driveway providing off-road parking for around 3 cars leading round the side of the property to a good-sized private rear garden with pebbled sections, Indian stone flags and raised flowerbeds.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

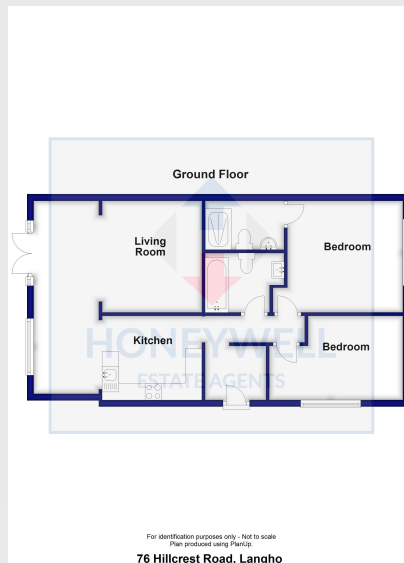
COUNCIL TAX BAND C.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

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76 Hillcrest Road, Clitheroe, BB6 8EN
MJ/CJ/061221

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