

70 MOORLAND ROAD  
LANGHO  
BB6 8HA

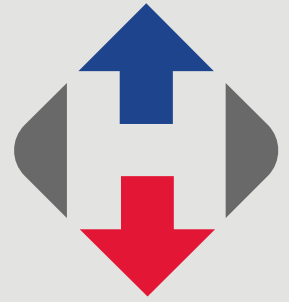
£229,000



- Detached true bungalow
- Lounge & kitchen
- 3 bedrooms & shower room
- Requires some updating
- Good-sized lawned gardens
- Driveway & garage
- Gas CH & PVC double glazing
- 74 m2 (795 sq ft) approx.

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**An attractive detached true bungalow situated in this convenient location within walking distance of local shops and the train station and offering great road links to Whalley, Clitheroe and Blackburn. The bungalow requires some updating but offers well planned accommodation with an entrance porch, lounge with gas fire, inner hallway, three bedrooms (one could be used as a dining room), kitchen and 3-piece shower room.**



**Externally there is a lawned front garden and tarmac drive providing private parking leading to an attached single garage. To the rear there is a good-sized rear garden with lawn and patio. Other benefits include gas central heating, PVC double glazing and UPVC soffits and fascia boards. Viewing is essential.**

**LOCATION:** From the Petre roundabout on the A59 continue along Whalley Road into Langho. Turn right after the railway station and before the chemist into Moorland Road. The bungalow can be found on the left hand side.

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

**ENTRANCE PORCHWAY:** With PVC front door with stained glass panels and doorway to lounge.

**LOUNGE:** 5.1m x 4.2m max (16'7" x 13'11" max); with covered cornicing, wall light points, television point, gas fire with tiled hearth and surround, windows to front and side elevation.

**INNER HALLWAY:** With covered cornicing, loft access and built-in storage cupboard.

**KITCHEN:** 3.0m x 2.4m (9'10" x 7'9"); with a fitted range of white wall and base units with complementary laminate wood-effect work

surface and tiled splashback, one bowl stainless steel sink unit with mixer tap. Space for a fridge-freezer, space for electric cooker with stainless steel extractor canopy over, plumbing for a washing machine and half-glazed PVC door leading to rear garden.

**DINING ROOM OR BEDROOM THREE:** 4.1m x 2.2m (13'6" x 7'2"); with coved cornicing and outlooks across the front garden.

**BEDROOM ONE:** 4.4m x 3.0m (14'4" x 9'11"); with coved cornicing.

**BEDROOM TWO:** 3.3m x 2.9m (10'8" x 9'7"); with coved cornicing.

**SHOWER ROOM:** With a 3-piece suite in white comprising a low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, corner shower enclosure with fitted thermostatic shower and part-tiled walls.





**OUTSIDE:** To the front of the property there is a lawned garden with planting borders and a concrete pathway leading to the front door. There is a tarmac drive providing private parking leading to a SINGLE GARAGE measuring 5.3m x 2.5m (17'3" x 8'2") with up-and-over door, power and light and wall-mounted Vaillant combination central heating boiler. To the rear there is a good-sized lawned garden with paved patio area, planting borders and timber boundary fencing.

**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.

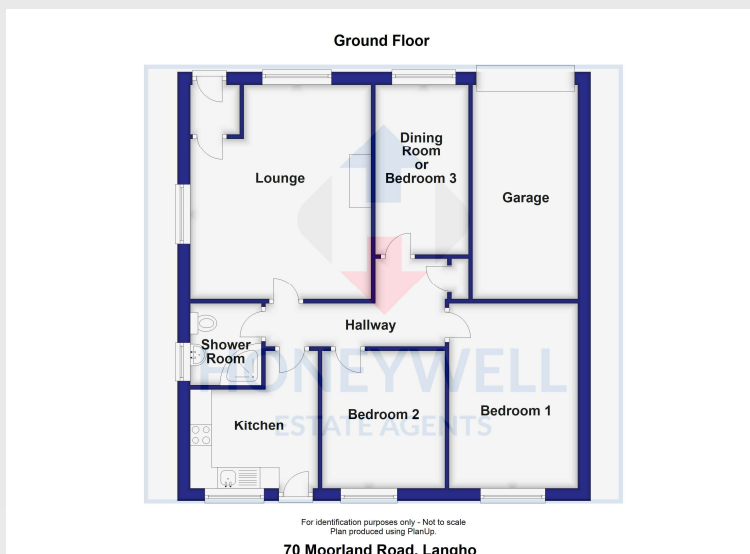
**COUNCIL TAX BAND C.**

**TENURE:** Freehold

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

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*70 Moorland Road, Langho, BB6 8HA  
CD/CJ/250322*

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