



## Langham Road, Blackburn

**\*\* EXCELLENT AND DECEPTIVELY SPACIOUS FOUR BEDROOM TERRACE \*\***

Curtis Law Estate Agents are delighted to welcome to the market this impressive four bedroom mid-terrace property. Set over three floors, this house boasts spacious accommodation with two spacious reception rooms, a utility room, fitted kitchen, rear yard and en-suite. A growing family looking to make a house their home would be a perfect match for this property!

This property is within walking distance to Whalley Range which offers a range of amenities such as shops, cafes, restaurants and salons, alongside being close by to Corporation Park. Furthermore, there are bus routes providing access to Blackburn Town Centre, Clitheroe, Preston and beyond.

Get in contact with our sales team to arrange a viewing on this property!

- Mid - Terraced Property
- Four Bedrooms
- Close to Whalley Range
- Ideal Location
- Set Over Three Floors
- Excellent Location
- Council Tax Band A
- Two Spacious Reception Rooms
- On Street Parking
- Freehold

**Offers over £160,000**



# Langham Road, Blackburn

## Ground Floor

### Vestibule

Leads to hall.

### Hall

11'6" x 3'6" (3.52m x 1.08m)

Ceiling spotlights, central heating radiator, dado rail, doors to two reception rooms, stairs to first floor, carpet flooring.

### Reception Room One

11'11" x 10'4" (3.65m x 3.15m)

UPVC double glazed window, ceiling spotlights, central heating radiator, meter cupboard, carpet flooring.

### Reception Room Two

14'6" x 13'5" (4.43m x 4.11m)

UPVC double glazed window, ceiling spotlights, two wall light fittings, central heating radiator, doors to kitchen and under stair storage, carpet flooring.

### Kitchen

12'2" x 8'1" (3.72m x 2.48m)

UPVC double glazed window, a range of white wall and base units with complementary worktops, stainless steel one and a half sink and drainer with mixer tap, freestanding oven with four ring hob and extractor hood, space for fridge freezer, washing machine and dryer, full tiled elevations, ceiling light fitting, central heating radiator, Combi boiler, door to utility room, Lino flooring.

### Utility Room

11'6" x 4'11" (3.52m x 1.52m)

Door to rear, tiled flooring.

## First Floor

### Landing

14'2" x 4'10" (4.32m x 1.48m)

Ceiling spotlights, central heating radiator, smoke alarm, dado rail, doors to two bedrooms, bathroom suite and storage, stairs to the loft room, carpet flooring.

### Bedroom One

14'0" x 12'0" (4.27m x 3.66m)

UPVC double glazed window, ceiling spotlights, central heating radiator, fitted bedroom furniture including wardrobes with access to a built-in shower cubicle with full tiled elevations, ceiling light fitting, carpet flooring.



## Bedroom Two

10'11" x 8'9" (3.35m x 2.68m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes, carpet flooring.

## Bathroom

8'5" x 5'0" (2.58m x 1.53m)

UPVC double glazed frosted windows, a three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, panel bath with mixer taps and showerhead attachment, ceiling light fitting, central heating radiator, full tiled elevations, tiled flooring.

## Loft

### Bedroom Three

20'2" x 9'10" (6.17m x 3.01m)

Two Velux skylights, ceiling light fitting, three central heating radiators, door to en-suite, carpet flooring.

### En-Suite

7'3" x 3'10" (2.22m x 1.19m)

Velux skylight, a three piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin with mixer tap, built-in shower cubicle, full tiled elevations, ceiling light fitting, chrome central heating towel rail, tiled flooring.

### Bedroom Four

14'2" x 8'3" (4.32m x 2.52m)

Velux skylight, wall light fitting, central heating radiator, carpet flooring.

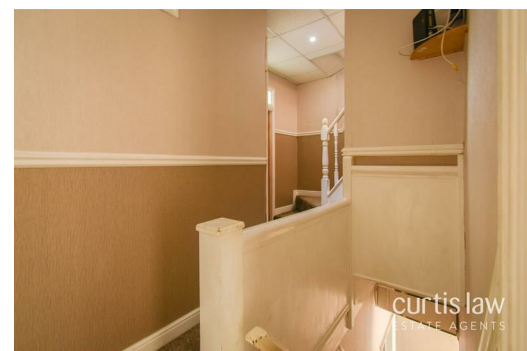
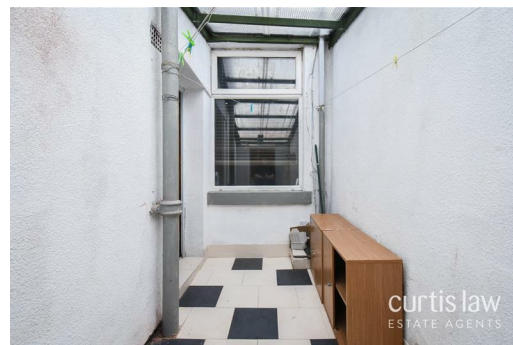
## External

### Front

On street parking.

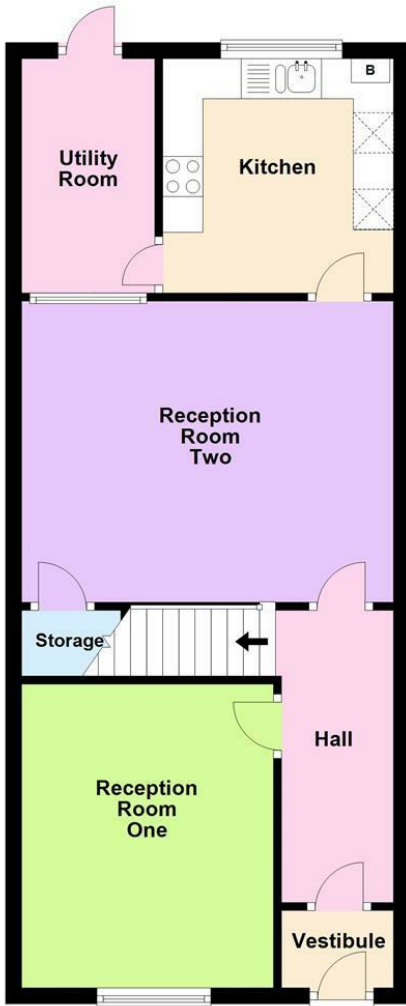
### Rear

Enclosed yard with majority decking, stone wall surround, shed, gated access to alley.

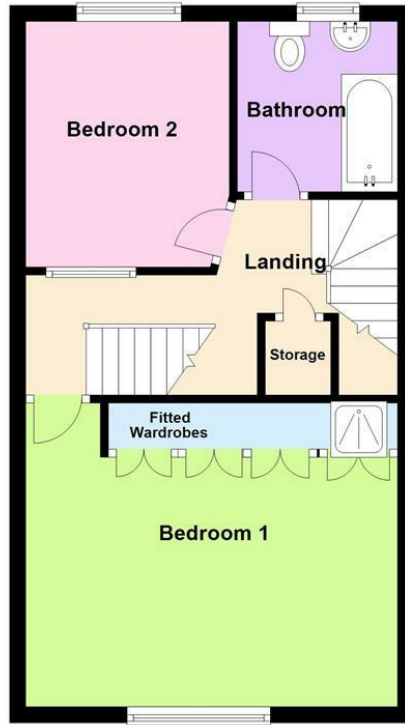




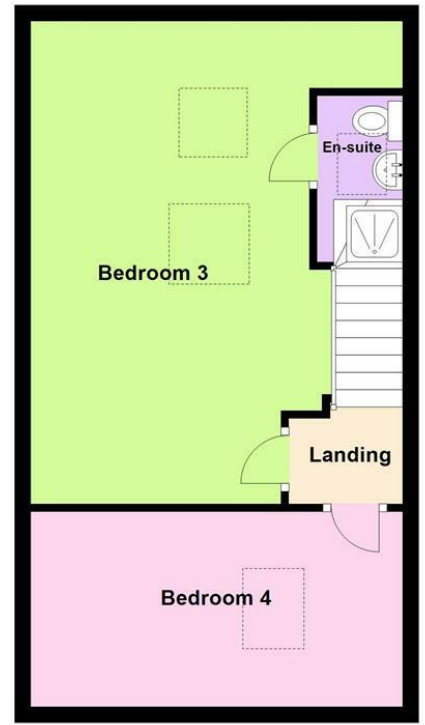
### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		