



4 Ribble Valley View

Old Langho

Offers in the Region of: £137,500



**Pendle Hill
Properties**



*4 Ribble Valley View, Old Langho
£137,500 Offers in the
Region of*

A well-presented, two-bedroom park home in Old Langho briefly comprises an open plan kitchen/lounge, two bedrooms, a bathroom and a driveway.



LOUNGE

A spacious lounge briefly comprises an electric fire, carpeted flooring, ceiling light point, vertical radiator, double-glazed window to the side, and double-glazed bifold doors with electric blinds to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units and an island with complimentary laminate worktops briefly comprises a four-ring induction hob with overhead extractor, composite steel sink with drainers and mixer tap, integrated fridge-freezer, oven, microwave, wine fridge, composite wood flooring, ceiling spotlights, a radiator, and double-glazed doors with Hillary's electric blinds to the side of the property.

BEDROOM ONE

Bedroom one boasts carpeted flooring, ceiling spotlights, a radiator, fitted wardrobes and drawers, and a double-glazed window to the side of the property.

BEDROOM TWO

Bedroom two briefly comprises carpeted flooring, ceiling spotlights, a radiator, and a double-glazed window to the side.

BATHROOM

The bathroom briefly comprises vinyl flooring, a bath, a walk-in shower overhead attachment, storage basin sink, a low-level WC, a towel warmer, ceiling spotlights, and a frosted window to the side.

EXTERNAL

To the front and side of the property is a decking area and a driveway.

To the rear of the property is a storage shed with power.

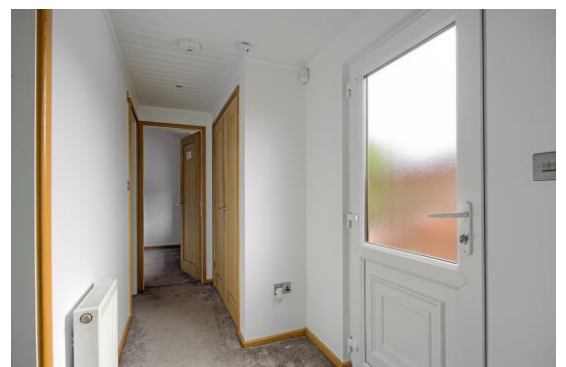
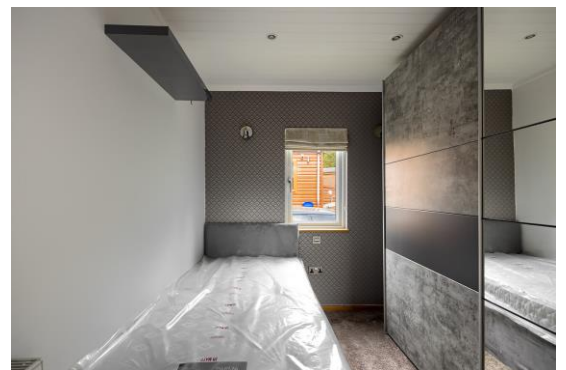
ADDITIONAL INFORMATION

Tenure = Leasehold, 40 years remaining.

10-month licence - the property cannot be lived in for the full 12 months.

Annual site costs = £2700 plus VAT.

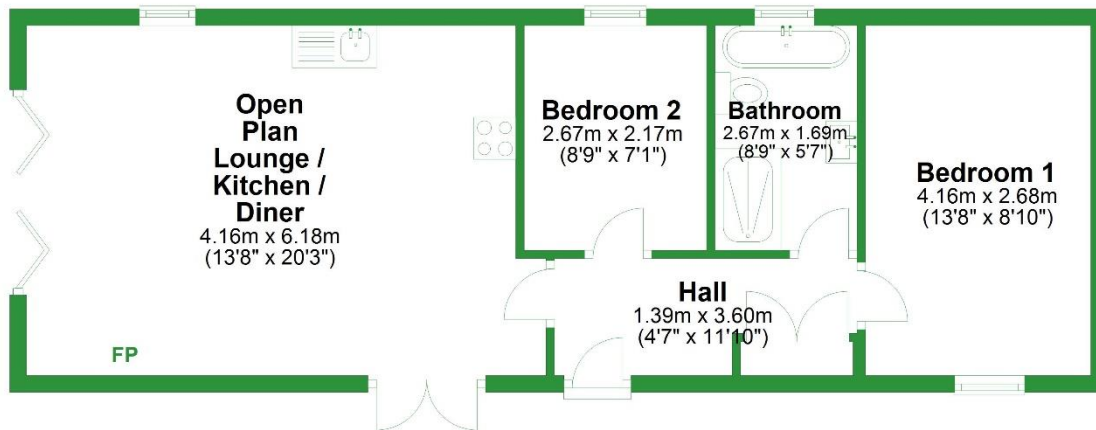
Part exchange available (motorhome/car etc.)





Ground Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 52.7 sq. metres (566.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill
Properties

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk