



## 25, Petre Wood Crescent, Langho

£47,250 Leasehold

**\*FANTASTIC TWO BEDROOM APARTMENT IN POPULAR LANGHO LOCATION\* \*35% SHARED OWNERSHIP\*** This beautifully presented first floor apartment presents a perfect opportunity to move into this highly desirable location. With communal gardens and residents parking, this exclusive property boasts generously proportioned, light filled rooms, and so holds all the elements required for modern living.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





***\*FANTASTIC TWO BEDROOM APARTMENT IN POPULAR LANGHO LOCATION\* \*35% SHARED OWNERSHIP\**** This beautifully presented first floor apartment presents a perfect opportunity to move into this highly desirable location. With communal gardens and residents parking, this exclusive property boasts generously proportioned, light filled rooms, and so holds all the elements required for modern living.

Entering the building, you will find the well maintained communal areas. The property is located on the first floor where you will enter the property into the welcoming hallway which provides access to each of the rooms including an ideal storage cupboard. The open plan kitchen/ living room is located at the front of the property and allows a bright space thanks to the Juliet balcony. Providing plenty of space for both a lounge and dining area as well as the well equipped kitchen with wall and base storage units and integrated appliances. To the back of the property are the two well sized bedrooms, the master bed which allows the floor space for wardrobes and other bedroom furnishings and the second bedroom, which is also a double, is a diverse space that could be used as a home office. Completing the property internally is the three piece bathroom suite in white with a shower over the bath and white tiling giving the room a clean finish.

Langho is an available location set in the Ribble Valley which enjoys wonderful restaurants and stunning walking routes as well as having easy access to transport links. The property is within the catchment area of highly regarded schools including St Leonard's C of E Primary School, St Mary's RC Primary School and St Augustine's RC High School. This attractive property boasts huge curb appeal, with a well maintained communal gardens and private residents parking.



**Hallway**

Carpet flooring, storage cupboard with plumbing for washing machine, front door, panel radiator.

**Lounge**

Carpet flooring, double glazed uPVC French doors with balustrade, panel radiator.

**Kitchen Diner**

Vinyl flooring, fitted wall and base units with contrasting work surfaces, gas hob, electric oven, extractor fan, tiled splash backs, stainless steel sink and drainer, cupboard housing boiler, space for fridge freezer and dining table, double glazed uPVC window, panel radiator.

**Bedroom One**

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

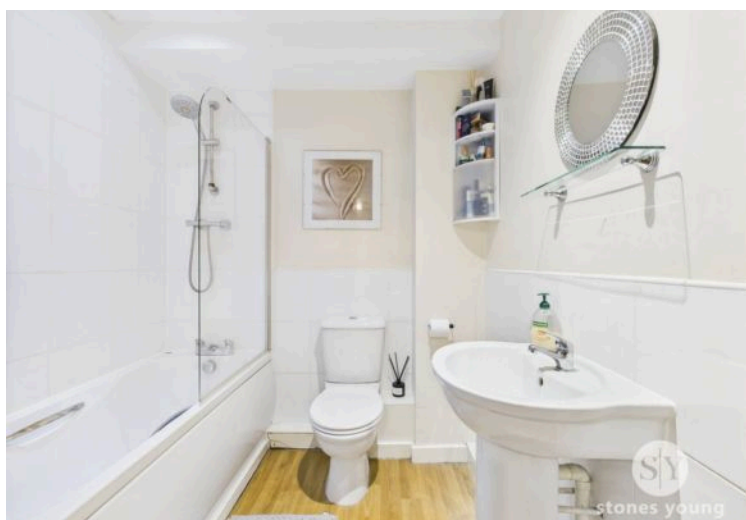
**Bedroom Two**

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bathroom**

Vinyl flooring, three piece in white comprising of mains fed shower over bath, wc and basin, tiled splash backs, ceiling spot lights, storage cupboard, towel radiator.







Approximate total area<sup>(1)</sup>  
601 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360