

36 HILLCREST ROAD  
LANGHO  
BB6 8EP  
£1,500 per month



- Newly renovated semi-detached house
- Attractive outlooks to front & rear
- 4 bedrooms and 3 bathrooms
- Lounge with fireplace
- Stunning open-plan dining kitchen
- Gardens, driveway & garage
- Brand new modern bathrooms
- Unfurnished. Min 12-month tenancy.

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**A spacious semi-detached house which has just been completely refurbished throughout to offer a smart modern feel with the space to suit most families. The house benefits from elevated views to the front towards Stonyhurst and the rear garden adjoins an open field.**

**The accommodation is all newly decorated with new carpets and floor coverings and benefits from gas central heating and new PVC double glazing. There is a porch at the front leading to a spacious bay fronted lounge, the inner hall leads to bedroom 4, the ground floor bathroom and a large full width dining kitchen with access to the garden. Upstairs there are 3 bedrooms with a lovely en-suite shower room and impressive house bathroom.**

**Externally there is a lawned garden to the front, side driveway providing parking which leads to a single garage. At the rear there is a tiered garden which adjoins an open field. Viewing is recommended.**

**LOCATION:** Travelling into Langho from the Whalley/Billington direction proceed up the hill along Whalley Road, continue straight on at the double mini roundabout and take the first turning on the left into Portland Road. Turn first left into Hillcrest Road and follow the road up the hill and the house can be found on the left at the top.

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

**ENTRANCE:** Through modern composite front door.

**ENTRANCE PORCH:** Storage cupboard housing Worcester central heating boiler.

**LOUNGE:** 5.2m x 3.5m (17'4" x 11'6"); with feature bay window offering elevated views towards Hurst Green, coved corning, wall light point, feature fireplace housing electric fire with attractive wooden surround.

**INNER HALL:** Staircase off to first floor.

**OPEN PLAN DINING KITCHEN:** 6.2m x 3.0m (20'6" x 9'9"):

**KITCHEN AREA:** Fitted range of dark grey shaker-style wall and base units with complementary wood-effect laminate work surfaces and tiled splashbacks, Samsung integrated fan oven, Samsung 4-ring ceramic hob with curved glass and stainless-steel extractor canopy over, one bowl single drainer sink unit, plumbing for washing machine, space for fridge freezer, half glazed PVC door to rear garden.

**DINING AREA:** Outlooks across the rear garden, feature modern wood-effect herringbone-style flooring.

**BEDROOM FOUR:** 2.6m x 2.6m (8'7" x 8'7").

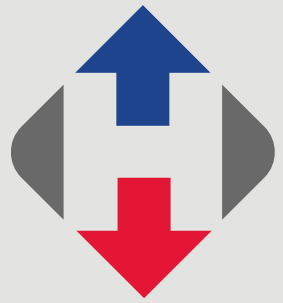
**BATHROOM:** With three-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower over with fixed shower head and separate handheld shower head, glass shower screen, fully tiled walls, tiled floor, chrome heated ladder-style towel rail.

### **FIRST FLOOR**

**LANDING:** with spindles and balustrade.

**BEDROOM ONE:** 3.3m x 3.2m (10'11" x 10'9"); with television point, elevated outlooks towards Hurst Green.

**EN-SUITE:** Modern newly installed three-piece white suite comprising wall-hung low suite w.c. with push button flush, wall-hung vanity wash handbasin with mixer tap, storage underneath and mirrored cabinet over with LED lighting, walk-in shower with fixed glass panel with fitted thermostatic shower with fixed shower head and separate handheld shower head, part tiled walls, heated ladder-style towel rail, feature LED lighting, extractor fan, and modern wood-effect herringbone-style flooring.





**BEDROOM TWO:** 3.4m x 2.7m (11' x 9'); outlooks across rear garden and open fields.

**BEDROOM THREE:** 3.2m x 2.1m (10'9" x 7'); elevated outlooks towards Hurst Green.

**BATHROOM:** With newly installed three-piece white suite comprising low suite w.c. with push button flush, wall-hung vanity wash handbasin with mixer tap, storage drawers under and mirrored cabinet over, P-shaped bath with mixer tap and thermostatic shower over with fixed shower head and separate handheld shower head, glass shower screen, part-tiled walls, heated ladder-style towel rail, extractor fan, modern wood-effect herringbone-style flooring

**OUTSIDE:** To the front of the property is a gravelled garden with central lawn, side tarmac driveway providing ample parking leading to single detached garage with up-and-over door. Three-tiered rear garden with lawn and gravelled borders for easy maintenance and storage shed. Rear garden adjoins open fields.

**HEATING:** Gas central heating and PVC double glazing.

**DEPOSIT:** £1,730.00.

**RESTRICTIONS:** No pets and no Smokers.

**EPC:** The energy efficiency rating for this property is C.

**COUNCIL TAX:** Band B £1,778.50 (April 2025).

**MINIMUM INITIAL FIXED TERM:** 12 months.

#### Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.







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