

Accrington – 2 Miles

M65 – 3 Miles

**4 Langford Street  
Baxenden  
Accrington  
BB5 2RF**

## **Barn with Outline Planning & 4 Bed Dormer Bungalow**



This property is located in the sought after area of Baxenden comprising of a 4 bedroom dormer bungalow and stone built barn with outline planning permission for one dwelling. Both have road frontage and a great deal of potential for development. The property is contained in its own curtilage with private parking and surrounding garden area. The property has good access to local road networks, shops and facilities.

The property is freehold with vacant possession.

**Price:** Dormer Bungalow and Stone built barn with outline planning for one dwelling. Reduced to **£445,000**.

**Viewing:** By appointment through the selling agents.

**Selling agents:** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe,  
BB7 4LH Tel: 01200 441351 Fax: 01200 441666

**The Bungalow** – a brick built dormer bungalow with tiled roof fully double glazed throughout with mains water, mains gas, electric and mains drainage. The bungalow has its own garden area to the front and sides with access from the rear to the barn and car parking area. The bungalow utilises the added space of the dormer extension by adding three bedrooms in the roof space.

Comprises as follows:

## **THE DORMER BUNGALOW**

### **Front porch and Hallway leading to:**

#### **Living room** 6.1m x 3.5m

Solid fuel fire place with tiled surround, single radiator, TV aerial socket and 2 double electric points

#### **Kitchen** 4.0m x 3.0m

Non fitted units and double stainless steel sink with drainer, built in storage cupboards, gas cooker and solid fuel boiler, 3 electric sockets.

#### **Downstairs Bathroom** 1.9m x 1.6m

Bath unit and pedestal basin including a heated towel rail.

#### **Cloakroom** 1.0m x 1.0m

To include WC

#### **Downstairs Bedroom 1** 3.0m x 2.7m

Single radiator and electrical point

#### **Main Bedroom** 4.3m x 3.6m

Tiled fireplace, fitted wardrobes, radiator and electrical point.

Landing Leading to

#### **Bedroom 2** 3m x 2.5m

Dormer window and electrical point

#### **Bedroom 3** 2.7m x 2.3m

Box room or third bed with electric point

## BARN (with Outline planning permission for 1 dwelling)

A Stone built barn with fibre cement roof and concrete floor. The barn is currently supplied with single phase electricity and is plumbed for water. The barn has traditionally been used to run a small coal business and was used for storage purposes. The barn is now used as a small garage business and includes a mechanics pit in the floor. Currently the barn has outline planning permission for conversion to a single dwelling. The total floor area of the barn is 90.3 m<sup>2</sup> and is split as follows:

**Main Garage** – 7m x 6.2m

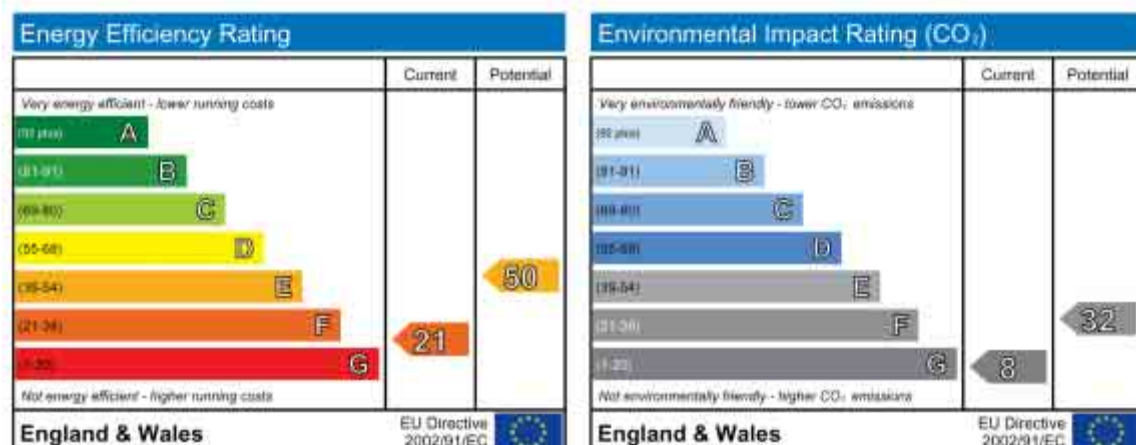
**Lean to** – 6.6m x 4.0m

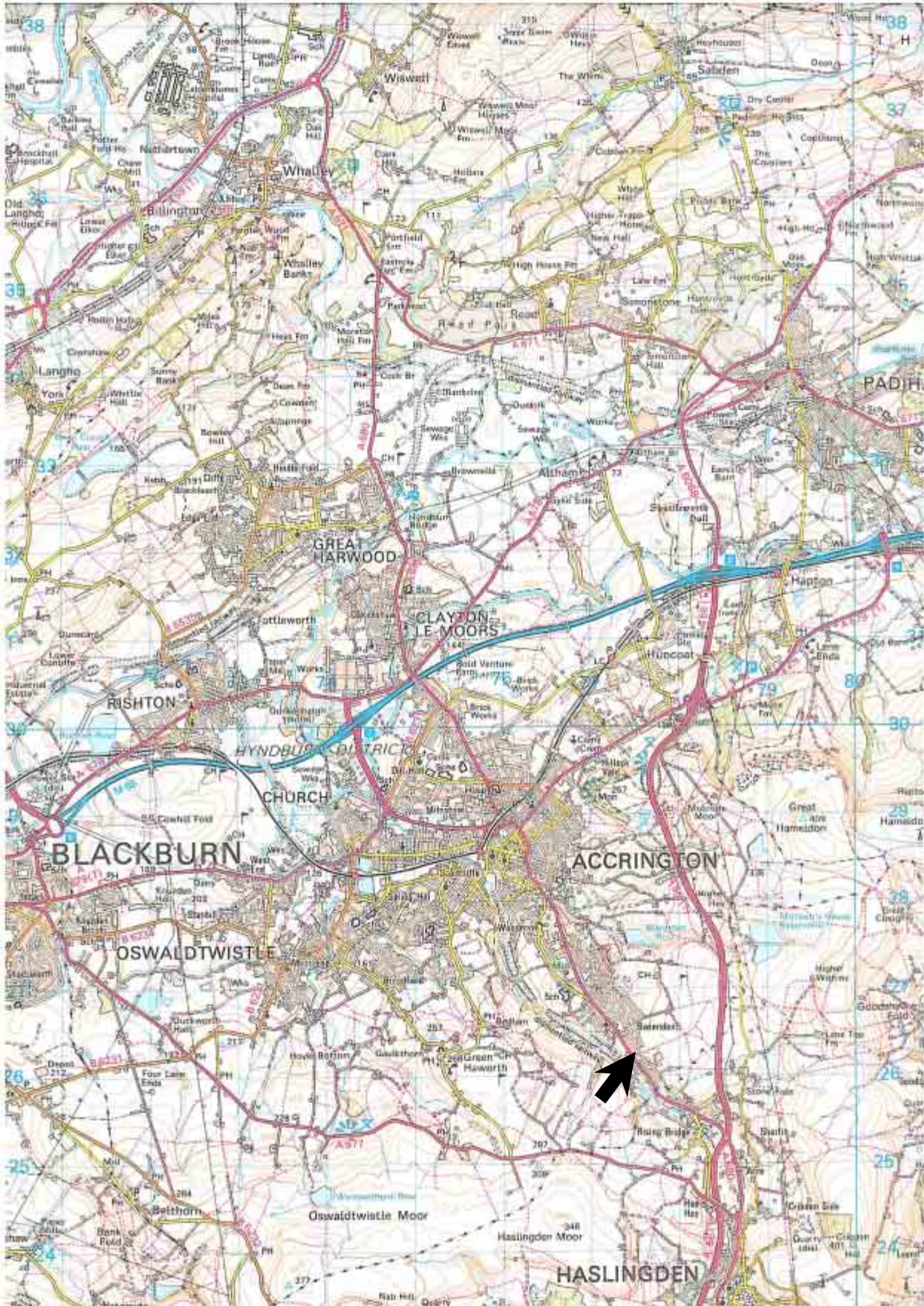
**Stables** – 5m x 4.1m

**Total floor area: 90.3 m<sup>2</sup>**



## Energy Performance Certificate





**MISREPRESENTATION ACT 1967:**

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