



Situated within the ever-popular village of Billington, just a short distance from the amenities of Whalley, this beautifully presented mid-terrace property offers spacious and well-appointed accommodation ideal for first-time buyers or buy-to-let investors alike. With no onward chain, a recent full roof replacement, two double bedrooms, contemporary finishes and conversion potential to the rear, this is a superb opportunity to acquire a ready-to-move-into home in a sought-after Ribble Valley location.

The property has been thoughtfully maintained and offers light, well-balanced interiors throughout. Upon entering via a UPVC double glazed frosted front door, you are welcomed into the entrance hall, finished with wood-effect laminate flooring and providing access to both reception rooms.

To the front of the property is a cosy snug, benefiting from a UPVC double glazed window and central heating radiator - an ideal second sitting room, home office or reading space.

The main living room is positioned to the rear and offers a comfortable and generous reception space. Featuring an electric fire, television point and stairs rising to the first floor, this room also enjoys French doors opening directly onto the rear yard, allowing natural light to flood the space.

The contemporary fitted kitchen is well-equipped with a range of wall and base units complemented by laminate worktops and tiled splashbacks. Appliances include a Neff oven with four-ring gas hob and extractor hood, alongside a stainless steel one-and-a-half bowl sink and drainer with mixer tap. There is plumbing for a washing machine and space for a fridge freezer. Spotlights and continued wood-effect laminate flooring enhance the modern feel, while French doors provide further access to the rear.

To the first floor, the landing leads to two generously proportioned bedrooms and a three-piece bathroom suite. Bedroom one is a spacious double featuring two UPVC double glazed windows, part wood-panelled elevations, loft access and a ceiling fan, creating a bright and characterful principal room. Bedroom two is also a well-sized bedroom, benefiting from fitted wardrobes, over-stairs storage, a ceiling fan and a UPVC double glazed window.

The bathroom comprises a three-piece suite including a panelled bath with mixer tap and rinse attachment, vanity wash basin with mixer tap, and dual flush WC. The room is finished with part-tiled elevations and tiled-effect flooring.

Externally, to the rear, there is an enclosed low-maintenance yard with gated access to a shared rear access road. A particularly attractive feature is the outdoor store room, formerly an external WC, now offering excellent storage space with glazed windows and door. Subject to the necessary permissions, this space offers fantastic potential to convert into a garden room, home office or hobby space. To the front of the property there is unrestricted on-road parking.

Perfectly positioned within Billington, with countryside walks nearby and the vibrant village of Whalley just moments away offering an array of independent shops, cafés and restaurants, this home presents an excellent opportunity for those seeking their first step onto the property ladder or a strong rental investment in the heart of the Ribble Valley.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (62).

Council Tax

Band A.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

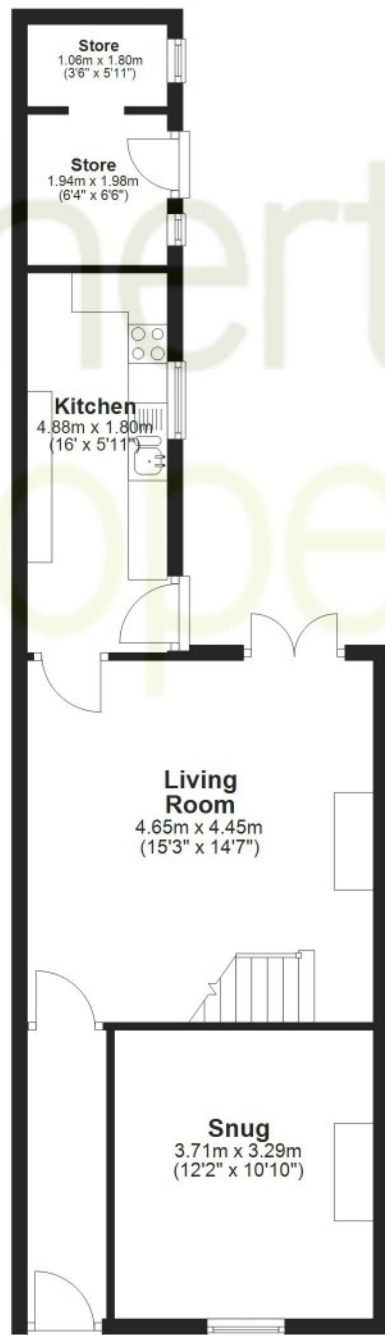
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Main area: approx. 46.4 sq. metres (499.1 sq. feet)
Plus outbuildings, approx. 6.9 sq. metres (83.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Main area: Approx. 88.8 sq. metres (956.3 sq. feet)

Plus outbuildings, approx. 5.9 sq. metres (63.7 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





