



Under Billinge Farm Under Billinge Lane, Blackburn, BB2 6RL
Guide Price £250,000



Under Billinge Farm Under Billinge Lane, Blackburn, BB2 6RL

A traditional stone built semi-detached farmhouse situated in a beautiful, rural position yet only minutes away from the town centre, this property has the potential to be transformed into a lovely family home with large gardens and outbuildings, overlooking open fields and woods to the South.

Internally it comprises: Ground Floor; Entrance Porch, WC, Living Room, Second Reception Room, Snug, Store & Kitchen. First Floor; Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom & Store Room.

Externally the gardens extend to approximately 0.3 acres.

Cash buyers only.

Gross Internal Area 1,596.1 Sq ft.



Other Information



Total area: approx. 148.3 sq. metres (1596.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	A		
(81-91) B	B		
(69-80) C	C		
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	A		
(81-91) B	B		
(69-80) C	C		
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.