



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>83</b></p> <p><b>96</b></p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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## Dale View, Billington, BB7 9LL

### Offers In Excess Of £255,000

#### BEAUTIFUL TWO-BEDROOM BUNGALOW IN BILLINGTON

Situated in the charming area of Dale View, Billington, this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. Built in 2017, this well-maintained home spans an inviting 775 square feet, making it an ideal choice for those seeking a manageable yet spacious living environment.

The property features two well-proportioned bedrooms, with the main bedroom boasting the added convenience of an ensuite shower room. This thoughtful design ensures privacy and comfort for residents and guests alike. The bungalow's layout includes a well-designed lounge that seamlessly integrates with the kitchen area, creating a warm and inviting space for relaxation and entertaining.

From the lounge, you can easily access the rear yard, which provides an excellent outdoor space for enjoying the fresh air or hosting gatherings. The overall presentation of the home reflects a high standard of care, making it a move-in ready option for prospective buyers or renters.

With its modern amenities and thoughtful design, this bungalow is not just a house; it is a place to call home. Whether you are a first-time buyer, a downsizer, or looking for a rental opportunity, this property in Billington is sure to impress. Don't miss the chance to make this lovely bungalow your own.

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# Dale View, Billington, BB7 9LL

## Offers In Excess Of £255,000



- Tenure Freehold
- Off Road Parking
- Ideal First Time Buy Or For A Couple Wishing To Downsize
- Close Proximity To Local Amenities
- Council Tax Band C
- Two Well Proportioned Bedrooms
- Enclosed Rear Yard
- EPC Rating B
- Viewing Essential
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

UPVC double glazed frosted door to porch.

#### Porch

4'1 x 4'1 (1.24m x 1.24m)

UPVC double glazed window, central heating radiator, integrated storage and door to hall.

#### Hall

15'2 x 5'11 (4.62m x 1.80m)

Central heating radiator, wood effect laminate flooring, doors to bedroom two, WC, living/dining/kitchen, under stairs storage and stairs to first floor.

#### Bedroom Two

11'8 x 8'4 (3.56m x 2.54m)

UPVC double glazed window, central heating radiator and wood effect lino flooring.

#### WC

7'4 x 5'7 (2.24m x 1.70m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower, extractor fan, spotlights, part tiled elevation and tiled effect laminate flooring.

#### Living/Kitchen/Dining Area

17' x 14'7 (5.18m x 4.45m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled effect splashbacks, composite sink and drainer with mixer tap, integrated oven, four ring induction hob, extractor hood, integrated dishwasher and fridge freezer, plumbed for washing machine, media wall, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Bedroom One

16'11 x 11' (5.16m x 3.35m)

Two Velux windows, central heating radiator, spotlights, two eaves storage and door to en suite.

#### En Suite

6'6 x 5'8 (1.98m x 1.73m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, part tiled elevation and tiled effect laminate flooring.

### External

#### Rear

Enclosed paved garden with decking and shed.

#### Front

Paving and gravel chippings.



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