



| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>84</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>62</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Longworth Road, Billington, BB7 9TP

### £150,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Nestled in the charming Longworth Road, Billington, this terraced house is the epitome of a perfect first home or a savvy rental investment opportunity. Boasting two reception rooms and two generously sized bedrooms, this property offers ample space for comfortable living.

Situated in a sought-after area near Whalley, with its delightful array of eateries and shops, this home provides the ideal balance of tranquillity and convenience. The low-maintenance rear yard is perfect for those who appreciate outdoor space without the hassle of extensive upkeep.

Well presented, this house is ready to be moved into without the need for any immediate renovations. Whether you are looking to step onto the property ladder or expand your investment portfolio, this property on Longworth Road is a gem waiting to be discovered.

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# Longworth Road, Billington, BB7 9TP

## £150,000

 2  1  2  D

- Beautifully Presented Mid Terrace Property
  - Contemporary Fitted Kitchen
  - Enclosed Yard to Rear
  - EPC Rating D
- Two Bedrooms
  - Spacious Interiors
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Perfect First Home
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

11'9 x 3'4 (3.58m x 1.02m )  
UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors to reception room one and reception room two.

#### Reception Room One

12'2 x 10'9 (3.71m x 3.28m)  
UPVC double glazed window and central heating radiator.

#### Reception Room Two

15'3 x 14'7 (4.65m x 4.45m )  
Central heating radiator, electric fire, television point, stairs to first floor, door to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

16'0 x 5'9 (4.88m x 1.75m)  
UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashback, plumbing for washing machine, space for fridge freezer, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Doors to two bedrooms and bathroom.

#### Bedroom One

14'7 x 12'0 (4.45m x 3.66m )  
Two UPVC double glazed windows, central heating radiator, part wood panel elevations, loft access and ceiling fan.

#### Bedroom Two

12'4 x 11'7 (3.76m x 3.53m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, ceiling fan and over stairs storage.

#### Bathroom

7'11 x 5'9 (2.41m x 1.75m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevations and tiled effect flooring.

### External

#### Rear

Enclosed yard with gate to shared access road.



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