



| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) A                                 |                            |         |           |
| (81-91) B                                   |                            |         |           |
| (69-80) C                                   |                            |         |           |
| (55-68) D                                   |                            |         |           |
| (39-54) E                                   |                            |         |           |
| (21-38) F                                   |                            |         |           |
| (1-20) G                                    |                            |         |           |
| 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.

## Billington Gardens, Billington, BB7 9LU

### £210,000

THREE BEDROOM HOME WITH FANTASTIC POTENTIAL

Nestled in the tranquil surroundings of Billington Gardens, this deceptively spacious three-bedroom house presents an excellent opportunity for both professional couples and growing families. The property is situated in the highly sought-after area of Billington, providing easy access to major commuter routes, making it an ideal choice for those who travel for work or leisure.

As you step inside, you will find well-proportioned accommodation that offers a blank canvas for those wishing to add their personal touch. Each room is filled with potential, allowing you to create a home that reflects your unique style and preferences. The layout is practical and functional, ensuring that every corner of the house can be utilised to its fullest.

The location is particularly advantageous, with the neighbouring village of Whalley just a stone's throw away, offering a range of amenities and services. Whether you are looking for local shops, schools, or recreational facilities, everything you need is within easy reach.

This property is not just a house; it is a place where you can envision your future. With its spacious interiors and prime location, it is a perfect opportunity for those looking to settle in a peaceful yet accessible area. Do not miss the chance to make this house your home.

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# Billington Gardens, Billington, BB7 9LU

£210,000



- Spacious Three Bedroom Home
- Close To Whalley Amenities
- Room For Personal Touches
- EPC Rating TBC
- Quiet Billington Location
- On Street Parking
- Tenure Freehold
- Near Major Commuter Routes
- Perfect For Growing Families With Viewing Highly Recommended
- Council Tax Band A

## Ground Floor

### Entrance

UPVC double glazed frosted door to hall.

### Hall

6'1 x 2'6 (1.85m x 0.76m)

UPVC double glazed frosted window, central heating radiator, stairs to first floor and door to reception room one.

### Reception Room One

14'11 x 10'11 (4.55m x 3.33m)

UPVC double glazed window, central heating radiator, coving, tiled floor, door to under stairs storage and open access to reception room two.

### Reception Room Two

9'1 x 6'8 (2.77m x 2.03m)

UPVC double glazed window, central heating radiator, coving, tiled floor and door to kitchen.

### Kitchen

11'8 x 6'6 (3.56m x 1.98m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate work tops, oven, four ring gas hob, tiled splash back and extractor hood, composite sink and drainer with mixer tap, pantry cupboard, tiled floor and door to utility.

### Utility

12'4 x 6'3 (3.76m x 1.91m)

UPVC double glazed frosted window, panel wall and base units, laminate work top, plumbed for washing machine, dryer, dishwasher, tiled effect flooring, UPVC double glazed frosted door to rear, doors to front porch and WC.

### WC

5'4 x 2'7 (1.63m x 0.79m)

Hardwood single glazed frosted window, dual flush WC and tiled effect flooring.

### Front Porch

5'6 x 4'8 (1.68m x 1.42m)

UPVC double glazed frosted window and door to front, tiled effect flooring.

## First Floor

### Landing

Central heating radiator, loft access, smoke alarm, doors to three bedrooms, shower room and separate WC.

### Bedroom One

15' x 10'11 (4.57m x 3.33m)

UPVC double glazed window, central heating radiator and fitted storage.

### Bedroom Two

11'8 x 9'3 (3.56m x 2.82m)

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

### Bedroom Three

11' x 6'8 (3.35m x 2.03m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'4 x 5'11 (1.93m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, direct feed shower enclosure, part tiled elevation and vinyl flooring.

### WC

6'2 x 2'9 (1.88m x 0.84m)

UPVC double glazed frosted window, dual flush WC and vinyl flooring.

### External

#### Rear

Paving, gravel chippings and large shed.

#### Front

Gravel chippings and gated path to front entrance door.



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