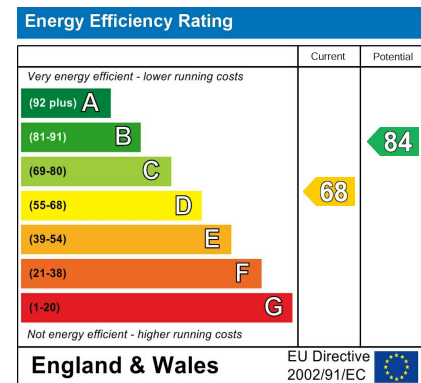




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Lakeland Close, Billington, BB7 9LN

Offers Over £255,000

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW

Tucked away in the tranquil cul-de-sac of Lakeland Close, Billington, this three-bedroom detached bungalow offers peace, potential, and captivating surroundings. Its neutral interior serves as a blank canvas, while the spacious attic presents an exciting opportunity for further development, whether to create extra living space, additional bedrooms, or a place to enjoy the stunning views.

Inside, the property boasts two welcoming reception rooms, three well-proportioned bedrooms, and a conveniently located bathroom. With off-road parking on a sizeable driveway and the bonus of a single garage, practicality is well balanced with charm. Outdoor enthusiasts will appreciate nearby walking routes such as Whalley Nab and the scenic paths along the River Calder.

This secluded retreat combines serenity with accessibility, enjoying excellent connections via the A59 and proximity to schools. Offering space to grow and a sought-after location, it's a perfect blend of comfort and opportunity.

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Lakeland Close, Billington, BB7 9LN

Offers Over £255,000

 3  1  2  D

- Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Four Piece Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden With Extensive Views
- Council Tax Band: D

Ground Floor

Vestibule

3' x 2'10 (0.91m x 0.86m)
UPVC double glazed entrance door and door to hall.

Hall

11'7 x 11'1 (3.53m x 3.38m)
Central heating radiator, coving, doors to bathroom, kitchen and reception room one and open access to reception room two and inner hall.

Bathroom

7'8 x 6'8 (2.34m x 2.03m)
UPVC double glazed frosted window, central heated towel rail, dual flush W/C, bidet, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, shave point, extractor fan, tiled elevation and tiled flooring.

Reception Room One

15'8 x 10'7 (4.78m x 3.23m)
UPVC double glazed window, central heating radiator, coving, two feature wall lights and TV point.

Kitchen

13'9 x 7'11 (4.19m x 2.41m)
UPVC double glazed window, central heating radiator, coving, panelled wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, tiled splash back, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, extractor fan, tiled elevation, tiled flooring and UPVC double glazed frosted door to rear.

Reception Room Two

9'7 x 7'9 (2.92m x 2.36m)
UPVC double glazed window, central heating radiator and coving.

Inner Hall

Doors to three bedrooms.

Bedroom One

13'11 x 10'4 (4.24m x 3.15m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

10'5 x 10'4 (3.18m x 3.15m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'5 x 10'3 (3.18m x 3.12m)
UPVC double glazed window, central heating radiator and loft access via pull down ladder.

Second Floor

Loft Room One (Potential Scope For Conversion)

17'8 x 9'9 (5.38m x 2.97m)
UPVC double glazed window and open access to loft room two.

Loft Room Two

15' x 10' (4.57m x 3.05m)
Eaves storage, boiler and part boarded.

External

Front

Bedding area, tarmac off road parking leading to single garage.

Garage

18'4 x 7'9 (5.59m x 2.36m)
Up and over door, UPVC double glazed window and UPVC door to rear.

Rear

Stone chipped area, paving, timber shed, tarmac area and gated access to front.

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