

20 BANK COTTAGES  
BILLINGTON  
BB7 9NL

£169,950

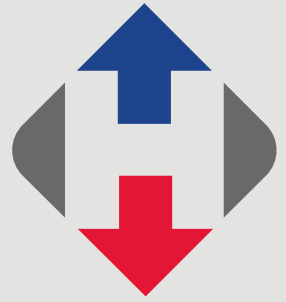


- Stonebuilt end cottage
- Good-sized garden with deck
- 2 bedrooms, 3-piece bathroom
- Walking distance to Whalley
- Private parking
- Plans drawn for 2-storey extension
- Lounge & dining kitchen
- 62 m2 (660 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A stonebuilt end cottage situated at the end of a cul-de-sac which is within walking distance of Whalley village centre and offers a good-sized lawned garden to the side with large deck and private parking for one car.**

**The house currently offers a lounge with dining kitchen, two bedrooms and 3-piece bathroom although planning permission was passed but has now lapsed for a two-storey side extension providing another reception room and master bedroom with en-suite. Viewing is recommended.**



**LOCATION:** Leaving Whalley across the bridge proceed up the hill into Billington and continue straight on passing the Brass Band Club on the right. After 500 yards turn right into Bank Cottages, continue to the end of Bank Cottages and turn right. The house can be found at the end on the right. To walk into Whalley centre it is possible to walk down the hill along Walmsley Brow and across the footbridge onto The Sands.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through hardwood front door to:

**LOUNGE:** 4.4m x 4.0m (14'6" x 13'1"); with coved cornicing, feature exposed stone chimney breast housing 'Living Flame' gas fire, wall-mounted television point, wall light point, built-in shelving into the alcove, window to front and side elevations, laminate flooring, wooden staircase off to the first floor with modern chrome spindles.

**DINING KITCHEN:** 4.5m x 2.6m (14'8" x 8'8"); fitted range of dark wood effect Shaker style wall and base units with dark laminate working surface and tiled splashback, stainless steel circular sink unit with mixer tap, integrated stainless steel double electric oven, stainless steel 5-ring gas hob with curved glass and stainless steel extractor canopy over, integrated fridge freezer, plumbing for washing machine, tiled floor. **Dining area:** with feature exposed brick chimney breast housing stone fireplace with stone flagged hearth, tiled floor, recessed spotlighting, half-glazed hardwood door to the rear.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 3.5m x 4.0m (11'7" x 13'3"); with coved cornicing, television point, walk-in storage cupboard with hanging rail.





**BEDROOM TWO:** 2.7m x 2.3m (8'11" x 7'6").

**BATHROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, vanity glass handbasin with chrome mixer tap and panelled bath with chrome mixer tap and Mira Jump electric shower over, glass shower screen, fully tiled floor and tiled walls.

**OUTSIDE:** The property is situated at the end of a cul-de-sac and has wooden gates opening to a private parking space for one car.

There is a large side rear garden mainly laid to lawn with large decked patio and gravelled area for easy maintenance. The side garden is south east facing. Built-in barbecue, boundary fencing.

Small yard to the rear with coal house and timber storage shed, cold water tap.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

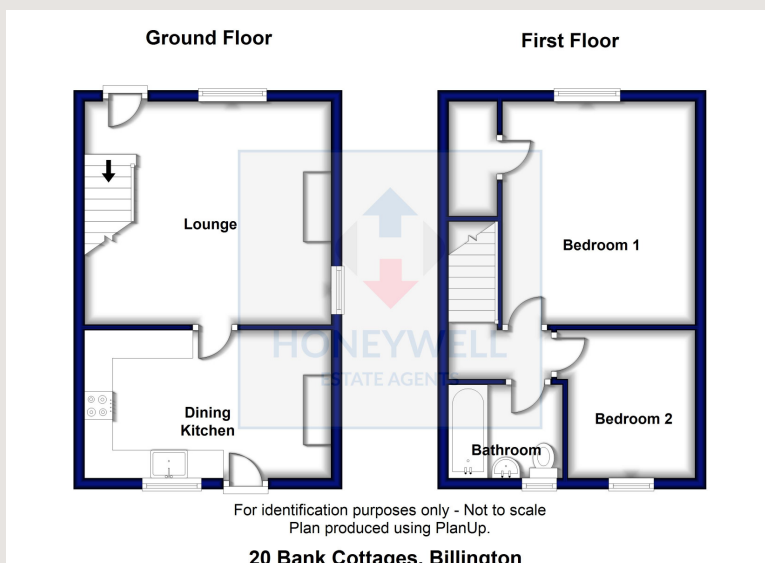
**COUNCIL TAX BAND A.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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*20 Bank Cottages, Billington, BB7 9NL  
CD/SMR/100518*

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