

20 THE MEADOWS
BILLINGTON
BB7 9LE

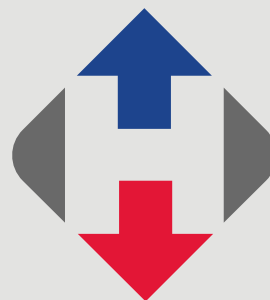
£165,000



- An attractive modern mid town house
- 3 bedrooms, 3-piece bathroom
- Rear gardens with rural outlooks
- Gas CH & PVC double glazing
- Spacious bright living room
- Modern fitted dining kitchen
- Allocated parking
- 66 m² (710 sq ft) approx.

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Situated in a much sought after location in the Ribble Valley village of Billington, this modern town house is presented to a high standard throughout with a bright spacious living room with French doors looking onto the gardens, a modern fitted dining kitchen, three bedrooms and a three-piece bathroom with a shower.



The property enjoys a superb majority lawned rear garden with both a paved and decked rear patio. Both of which enjoy pleasant outlooks over the surrounding area and countryside. The property also benefits from allocated parking. Viewing is recommended.

LOCATION: From the centre of Whalley head in the direction of Preston travelling up the hill and under the railway bridge and into Billington. Continue along the road and then take a right hand turn onto The Meadows. Number 20 is on the right hand side.

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

ENTRANCE HALLWAY: With PVC external door, laminate wood effect flooring, alarm panel and telephone point.

DINING KITCHEN: 3.2m x 3.1m (10'5" x 10'2"); with a range of modern fitted base and matching wall storage cupboards with complementary laminate working surfaces, built-in electric double oven, 4-ring electric hob with stainless steel extractor over, one and a half bowl stainless steel sink unit, built-in washing machine, space for fridge freezer, partially-tiled walls and laminate wood effect flooring.

LIVING ROOM: 4.4m x 4.0m (14'6" x 13'1"); with a staircase to the first floor landing, two wall light points, enclosed gas fire in feature surround, understairs storage cupboard, television point and French doors to the rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.7m max 3.1m min x 3.4m (12'3" max 10'3" min x 11'); with built-in storage cupboards and television point.

BEDROOM TWO: 3.7m max 2.9m min x 3.4m max 3.0m min (12' max 9'8" min x 11'3" max 9'9" min).

BEDROOM THREE: 2.5m x 1.9m (8'3" x 6'3").





BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin and corner bath with a plumbed shower over, vanity screen, fully-tiled walls and built-in storage cupboard.

OUTSIDE: To the front of the property is an allocated parking space; additional visitor parking is available. A pathway leads round the side of the property to a good-sized majority lawned rear garden with a paved patio and an additional raised decked patio area with flowerbeds and shrubs surrounding. The property enjoys a pleasant outlook to the rear over the surrounding area and Ribble Valley countryside.

HEATING: Gas fired hot water central heating system complemented by doubled glazed windows in PVC frames throughout.

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

COUNCIL TAX BAND C.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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