

EASTVILLE  
WHALLEY ROAD  
BILLINGTON  
BB7 9LG

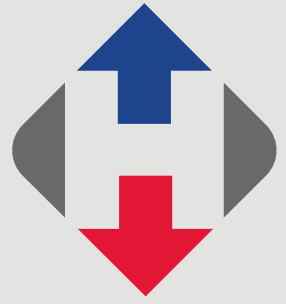
£280,000



- Spacious detached true bungalow
- Modern 3-piece shower room
- Driveway, spacious attached garage
- Ribble Valley village location
- Previously 3 beds but adapted to 2
- Lounge, large open plan living/dining kit
- Gas CH & double glazing
- 96 m2 (1,035 sq ft) approx.

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Situated across from St Augustine's High School, with an outlook over the school fields, this detached true bungalow has been extended to provide surprisingly spacious living accommodation. When originally extended the property provided three bedrooms but it has since been adapted again to provide two bedrooms and a dressing room. Further accommodation comprises an entrance hallway, lounge with a 'Living Flame' fire, open plan kitchen, dining and living area, two separate utility rooms, study/bedroom two, master bedroom open to a fitted dressing room and a modern three-piece shower room.



The bungalow enjoys a lawned garden area to the front and benefits from a good-sized driveway and a large attached garage.

**LOCATION:** From the centre of Whalley proceed towards Billington, over the bridge and up the hill into Billington itself. Continue under the railway bridge and once level with St Augustine's School on the right, Eastville can be found on the opposite side of the road.

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

**ENTRANCE PORCH:** With glazed external door, wooden floors and glazed internal door to:

**HALLWAY:** With attic access point.

**LOUNGE:** 3.9m x 3.7m (12'8" x 12'2"); with feature bay window, 'Living Flame' gas fire in feature surround, telephone point.

**KITCHEN:** 3.4m x 2.2m (11'3" x 7'2"); with a range of fitted base and matching wall storage cupboards with complementary tiled working surfaces, incorporating one and a half bowl ceramic sink unit, tiled splashback, tiled flooring, low voltage lighting, bay window. Open to:

**OPEN PLAN LIVING/DINING AREA** 7.1m max, 3.5m min x 4.6m max, 2.0m min (23' max, 11'6" min x 15'2" max, 6'5" min); with contemporary 'Living Flame' stove effect fire, built-in storage cupboard, tiled flooring, feature stained glass windows, 2 Velux windows, television point.

**BEDROOM TWO/STUDY:** 2.0m x 3.5m (6'8" x 11'6").

**UTILITY ROOM:** 2.2m x 2.0m (7'1" x 6'6"); plumbed and drained for an automatic washing machine/dishwasher, built-in storage cupboard, wall-mounted combination central heating boiler, tiled flooring.

**UTILITY ROOM TWO:** 2.0m x 1.7m (6'5" x 5'8"); with tiled flooring and glazed external door to the rear of the property.

**BEDROOM ONE:** 3.7m x 3.4m (12'2" x 11'2"); with feature bay window, open to:







**DRESSING ROOM:** 2.7m x 2.2m (8'10" x 7'4") to wardrobes; with fitted wardrobes to 2 walls.

**SHOWER ROOM:** With modern 3-piece white suite comprising low suite w.c., vanity washbasin and walk-in shower enclosure with plumbed shower, 2 floating built-in storage cupboards, heated towel rail, low voltage lighting, extractor fan, tiled floor and double glazed Velux window.

**OUTSIDE:** To the front of the property is a majority lawned garden area with flower beds and shrubs surrounding and a raised sheltered patio with walkway round the rear. Tarmac driveway providing ample parking leading to a good-sized attached **GARAGE** 6.5m x 3.9m (21'3" x 12'8") with folding doors, power and lighting points.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in wooden frames.

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

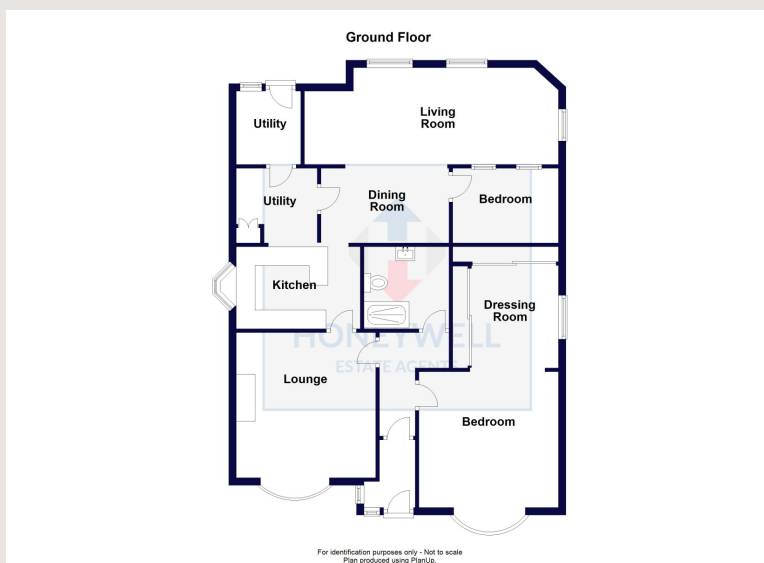
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**VIEWING:** By appointment with our office.

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*Eastville, Whalley Rd, Billington, BB7 9LG  
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