

16 CALDER AVENUE  
BILLINGTON  
BB7 9NQ

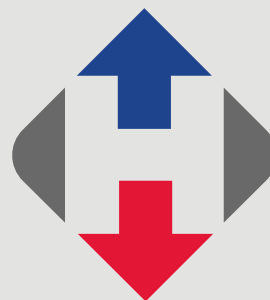
£224,950



- Immaculate semi-detached family home
- 3 bedrooms, 4-piece bathroom
- Dining room, fitted kitchen
- Gas CH & uPVC double glazing
- Presented to a superb standard
- Living room with multi-fuel burner
- Gardens, driveway & garage
- 93 m2 (1,004 sq ft) approx.

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Situated in the popular Ribble Valley village of Billington, this three bedroom semi-detached family home has been lovingly upgraded by the current owners inside and out and is now presented to a superb standard. The property enjoys a good-sized plot with a low maintenance front garden, driveway and detached garage. To the rear is a larger than usual garden with separate Indian stone and decked patios and a lawned section.



The accommodation comprises an entrance hallway, living room with multi-fuel burner, dining room and a fitted kitchen and a useful cloakroom. On the first floor are three bedrooms (two double and one single) and a 4-piece bathroom with shower.

**LOCATION:** From the centre of Whalley travel towards Billington up the hill and under the railway bridge before taking the second left hand turn into Calder Avenue. Number 16 is situated on the left hand side.

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

**ENTRANCE HALLWAY:** UPVC external door, staircase to the first floor landing.

**LIVING ROOM:** 4.3m x 4.1m (14'3" x 13'4"); with multi-fuel burner in feature brick surround, television and telephone points, built-in cabinets.

**DINING ROOM:** 3.6m x 3.0m (11'10" x 9'9"); with built-in storage cabinet. Open to:

**FITTED KITCHEN:** 4.6m x 2.3m (15'2" x 7'8"); range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven and grill, 5-ring gas hob with stainless steel extractor over, one and a half bowl sink unit, built-in fridge freezer,

built-in washer dryer and built-in dishwasher, low voltage lighting, tiled flooring, part-tiled walls, breakfast bar, understairs storage cupboard, uPVC external door to the rear of the property.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. and pedestal washbasin.

**FIRST FLOOR:**

**LANDING:** With attic access.

**BEDROOM ONE:** 4.1m x 3.2m (13'5" x 10'6"); with fitted wardrobes to 2 walls, fitted chest of drawers and shelving, television and telephone points, low voltage lighting.

**BEDROOM TWO:** 3.6m x 2.8m (11'8" x 9'4"); with built-in wardrobes to one wall, television and telephone points.





**BEDROOM THREE:** 2.7m x 2.4m (9' x 8'); with built-in wardrobes to one wall.

**BATHROOM:** With 4-piece white suite comprising low suite w.c., wash handbasin, panelled bath and corner shower enclosure with plumbed shower, built-in storage cupboard, low voltage lighting, part-tiled walls.

**OUTSIDE:** The property is situated in a good-sized plot with a driveway providing off-road parking for two cars leading to a detached GARAGE. The front garden is a mixture of lawned area with flowerbeds and shrubs surrounding an Indian stone flagged patio and pathways.

A pathway leads round the side of the property to a good-sized enclosed rear garden area, the majority of which is lawned with flower beds, Indian stone flagged patio area, separate decked patio area and good-sized timber shed, along with a coal bunker providing additional storage.

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

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

**COUNCIL TAX BAND B.**

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

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