

3 BONNY GRASS TERRACE  
BILLINGTON  
BB7 9LY

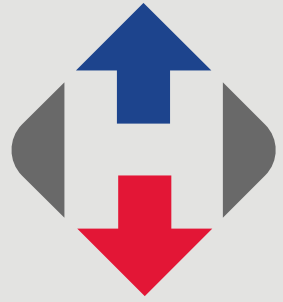
£190,000



- A stunning garden fronted terrace
- 3 double bedrooms (including attic)
- Open plan living kitchen with burner
- Modern fitted 4-piece bathroom
- Presented to the highest of standards
- Sought after Ribble Valley village
- Gas CH & UPVC double glazing
- 107 m2 (1151 sq ft) approx.

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

**This spacious stonebuilt terrace property has been extended and renovated by the current vendor over a period of time and now provides a stunning family home with a superb, bright open plan living area and kitchen with a multi-fuel burner and a separate cosy lounge to the front. On the first floor are two double bedrooms and a modern four-piece bathroom with large walk in shower enclosure. The attic has also been converted to provide a spacious third bedroom.**



**The property is garden fronted and benefits from an Indian stone flagged rear yard with a timber storage shed.**

**LOCATION:** From the centre of Whalley, drive in the direction of Billington, over the bridge and up the hill. Pass under the railway bridge and follow the road along and Bonny Grass Terrace is on the left hand side opposite The Meadows development.

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

**ENTRANCE PORCH:** With a UPVC external door and single glazed internal door to:

**HALLWAY:** With staircase to the first floor landing.

**LOUNGE:** 3.3m x 3.1m (10'11" x 10'2"); with a living flame gas fire in a feature surround and meter cupboards.

**LIVING ROOM:** 4.9m x 4.4m (16'2" x 14'5"); with a multi-fuel burner in a bespoke stone surround and hearth, open understairs store space, television and telephone points, open to:

**KITCHEN:** 4.3m x 3.4m (14'0" x 11'0"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces. Built-in double electric oven, 5-ring gas hob with extractor hood over, plumbed and drained for an automatic washing machine, tiled floor, part-tiled walls, UPVC external door to the rear of the property and 2 double glazed Velux windows.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor.

**BEDROOM ONE:** 4.4m x 3.3m (14'6" x 10'11").

**BEDROOM TWO:** 3.2m x 2.4m (10'5" x 7'10").





**BATHROOM:** With white 4-piece suite comprising a low level w.c., wash handbasin on a floating shelf, panelled bath and separate shower enclosure with plumbed shower and mixer tap. Bluetooth wall mirror with built-in speakers, low voltage lighting, extractor fan and Biasi combination central heating boiler housed in a cupboard.

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

**COUNCIL TAX BAND A.**

**TENURE:** Leasehold.

**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.

**SECOND FLOOR:**

**ATTIC BEDROOM:** 5.2m x 3.8m (17'2" x 12'7" some limited head height); with 2 double glazed Velux windows.

**OUTSIDE:** To the front of the property is a walled garden area with wrought iron gate. To the rear of the property is an enclosed low maintenance Indian stone flagged rear yard with wrought iron gate and good sized timber storage shed with power.

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





3 Bonny Grass Terrace, Billington, BB7 9LY  
MJ/CJ/130721

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T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
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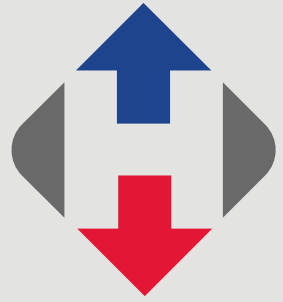
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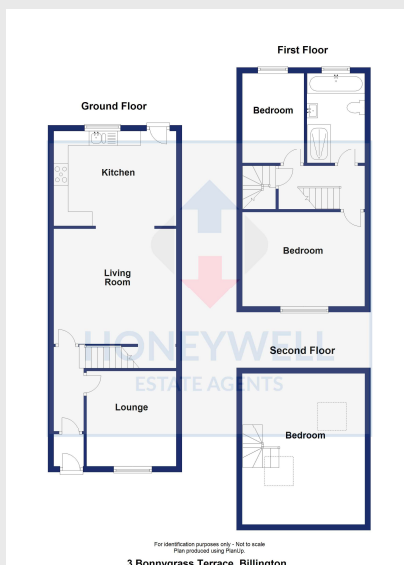
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