

7 VICTORIA TERRACE
BILLINGTON
BB7 9NG

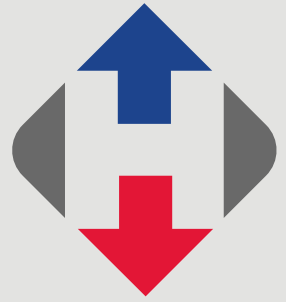
£169,950



- Bright & spacious mid terraced house
- Lounge with multi-fuel burner
- Good-sized south facing yard
- Gas central heating & double glazing
- Dining room, kitchen & sun room
- Two bedrooms, four piece bathroom
- Sought after Ribble Valley village location
- 92 m2 (996 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

A light and airy spacious stonebuilt terraced property situated in the popular Ribble Valley village of Billington, situated only a short walk from Whalley and its many amenities. Billington is surrounded by beautiful countryside with many long walks and stunning surroundings but also convenient for Whalley, Clitheroe and the A59 which provides a great link to the M6 Motorway.



Accommodation comprises an entrance vestibule, spacious living room with multi-fuel stove, dining room open to a sun room and a separate kitchen. On the first floor are two first floor bedrooms and a large bathroom with four piece suite.

LOCATION: From the centre of Whalley head in the direction of Preston crossing over the river Calder and continue up the hill into Billington. Pass under the railway bridge and continue straight on. Victoria Terrace is the first row of terrace on the left-hand side.

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

ENTRANCE PORCH: PVC external door, single glazed internal door, electric meter cupboard, door to:

LOUNGE: 5.1m x 4.4m (16'8" x 14'6"); with multi-fuel burner in brick surround, staircase to the first floor landing.

DINING ROOM: 4.4m x 3.5m (14'5" x 11'7"); with understairs storage cupboard, cosmetic fireplace, laminate wood effect flooring, PVC French doors to:

SUN ROOM: 2.8m x 2.1m (9'4" x 6'10"); with tiled flooring, glass roof, PVC external door to the rear of the property.

KITCHEN: 3.4m x 1.9m (11'2" x 6'2"); range of fitted base and matching wall storage cupboards & display cabinets with complementary working surfaces, 4-ring gas hob with extractor over, built-in electric oven, one and a half bowl sink unit, plumbed and drained for automatic washing machine,

FIRST FLOOR:

LANDING: Attic access point.

BEDROOM ONE: 4.4m x 3.2m (14'6" x 10'5"); with built-in wardrobes to one wall.





BEDROOM TWO: 3.6m x 2.5m (11'8" x 8'3"); with built-in storage cupboard housing Main combination central heating boiler.

BATHROOM: With 4-piece suite in white comprising low level w.c., pedestal hand wash basin, a corner bath and a corner shower enclosure with plumbed shower, half-tiled walls, towel rail, vinyl flooring, low voltage lighting.

OUTSIDE: To the front of the property is a small walled garden area with wrought iron gates and fence, whilst to the rear is a good sized low maintenance rear yard, paved and pebbled for ease of maintenance and not overlooked, with a south-facing aspect.

HEATING: Gas fired hot water central heating boiler installed in 2019, complemented by sealed unit double glazing in a mixture of PVC & wooden frames.

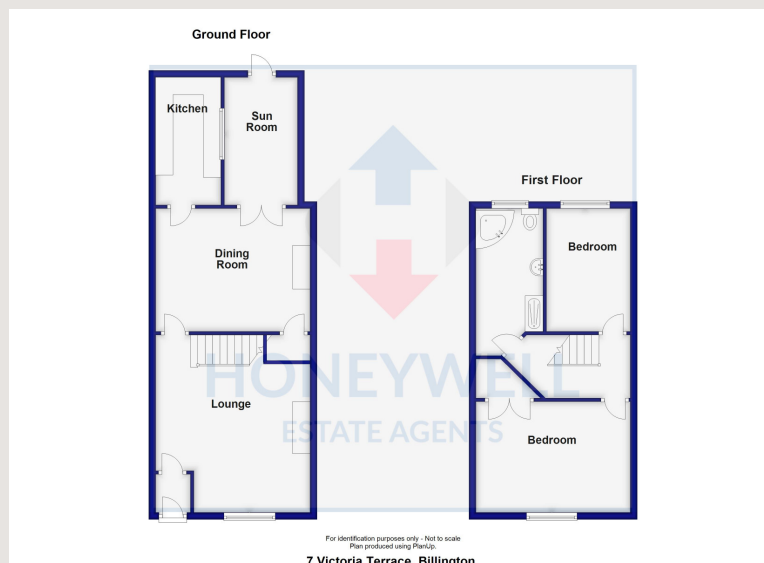
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A

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

VIEWING: By appointment with our office.

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MJ/CD/080421

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