

29 CALDER AVENUE
BILLINGTON
BB7 9NQ

£182,500



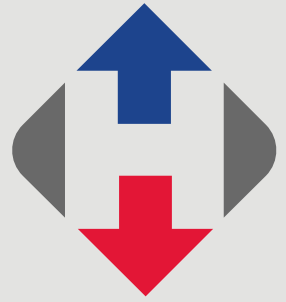
- Extended semi-detached family home
- Bright spacious living room
- Lawned rear garden, driveway
- Gas CH & uPVC double glazing
- 3 bedrooms, shower room
- Dining kitchen & sun room
- Sought after Ribble Valley village
- 80 m² (862 sq ft) approx.

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This semi-detached family home is situated in the Ribble Valley village of Billington, a short walk from Whalley and its many amenities.

The accommodation comprises an entrance hallway, living room with contemporary electric fire, dining kitchen, sun room and cloakroom. On the first floor are three bedrooms and a modern three-piece shower room.

The house enjoys a good-sized lawned south west facing rear garden and a driveway with parking for two to three cars.



LOCATION: From the centre of Whalley travel in the direction of Billington, crossing the bridge over the River Calder and up the hill. Follow the road under the railway bridge and then take the second left turning into Calder Avenue. Number 29 is located on the right hand side.

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

ENTRANCE HALLWAY: With uPVC external door, laminate wood effect flooring, staircase to the first floor.

LOUNGE: 4.4m x 3.6m (14'5" x 11'8"); with television and telephone points, laminate wood effect flooring, electric fire, understairs storage cupboard.

DINING KITCHEN: 5.5m x 3.1m (18' x 10'2"); range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in Bosch double oven, 5-ring gas hob with stainless steel extractor over, plumbed and drained for automatic washing machine and

dishwasher, single drainer stainless steel sink unit, television point.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and wash handbasin.

SUN ROOM: 2.7m x 2.2m (8'10" x 7'2"); with laminate wood effect flooring, built-in storage cupboard housing Main combination central heating boiler, uPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.4m x 3.1m (11'3" x 10'3"); television point.

BEDROOM TWO: 3.6m x 3.1m (11'8" x 10'); television point.

BEDROOM THREE: 3.1m x 2.0m (10'2" x 6'6"); television point.

SHOWER ROOM: With modern 3-piece white





OUTSIDE: To the front of the property is a gravel driveway providing off-road parking for 2-3 cars.

A pathway leads round the side of the property to a majority lawned garden with a south west facing aspect.

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

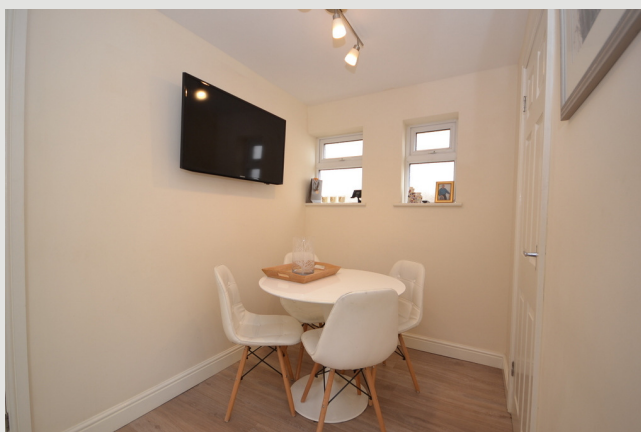
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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

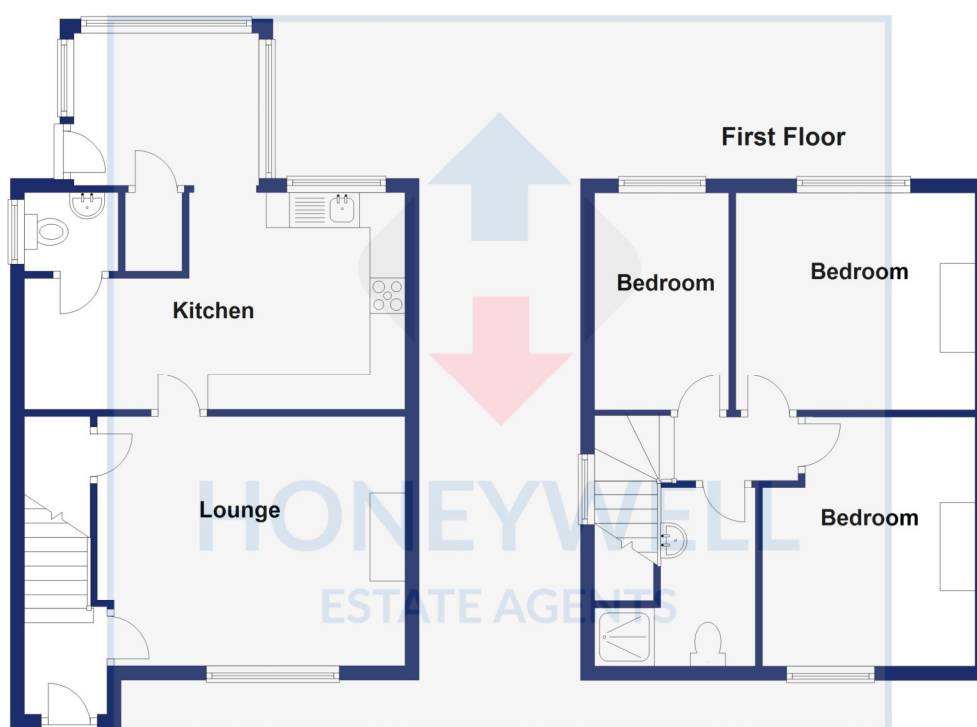
VIEWING: By appointment with our office.

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Ground Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

29 Calder Avenue, Billington

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MJ/SMR/050521*

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