

75 PASTURELANDS DRIVE  
BILLINGTON  
BB7 9LW

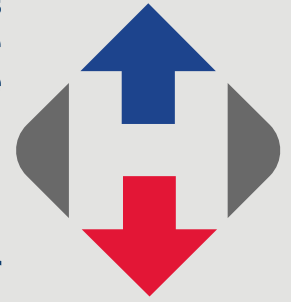
£190,000



- Semi-detached chalet bungalow
- 3 bedrooms & 3-piece bathroom
- Spacious lounge with fireplace
- Fitted dining kitchen
- Requires some updating
- Driveway & single garage
- Rear outlooks towards Whalley Nab
- 85 m2 (913 sq ft) approx.

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**A deceptively spacious semi-detached chalet bungalow situated in this popular location with open outlooks at the rear towards Whalley Nab. The house now requires some cosmetic updating but offers flexible accommodation with bedrooms on both the ground and first floor.**



**There is an entrance hallway with staircase, spacious lounge with fireplace, a dining kitchen with space for a table, two ground floor bedrooms and 3-piece bathroom with electric shower. Upstairs there is a very large master bedroom.**

**Outside to the front is a lawned garden and a side driveway providing ample parking leading to a single garage. To the rear there is a paved easy maintenance garden with open outlooks. Viewing is essential.**

**\*NO CHAIN\***

**LOCATION:** Travelling into Billington from the Whalley direction proceed up the hill and as you approach St Augustine's High School on the right, turn left into Pasturelands Drive. Turn first right and follow the road up the hill, at the top turn left and the house can be found on the right-hand side.

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

**ENTRANCE:**

**HALLWAY:** Through front door, staircase off to first floor with understairs storage cupboard.

**LOUNGE:** 3.4m x 5.1m (11'1" x 16'1"); with a television point, wall light points and a tiled fireplace housing a 'Living Flame' coal effect gas fire and tiled hearth.

**KITCHEN:** 2.8m x 4.1m (9'3" x 13'5"); with a fitted range of white base units with complementary laminate work surfaces, one-and-a-half bowl single drainer sink unit with mixer tap, gas cooker, plumbing for a washing machine,

space for a table and chairs, space for a fridge-freezer, wall-mounted Baxi combination central heating boiler and half-glazed door to rear garden.

**BEDROOM TWO:** 3.5m x 2.2m (11'5" x 7'3"); to the rear with outlooks across the rear garden.

**BEDROOM THREE:** 2.8m x 2.5m (9'4" x 8'3"); to the front.

**BATHROOM:** With a 3-piece suite comprising a low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with chrome taps and Triton electric shower over with folding shower screen and fully tiled walls.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 6.4m x 2.9m (20'10" x 9'7"); a large spacious bedroom with window on the gable wall, loft access and storage cupboard with shelving.





**OUTSIDE:** There is a front garden which is mainly laid to lawn and a side driveway which is tarmacked with parking for 3 cars leading to a SINGLE GARAGE with up-and-over door. Gated access leads to an enclosed rear garden which is paved for easy maintenance with raised flowerbeds and open outlooks to the rear towards Whalley Nab.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing.

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

**TENURE:** Freehold.

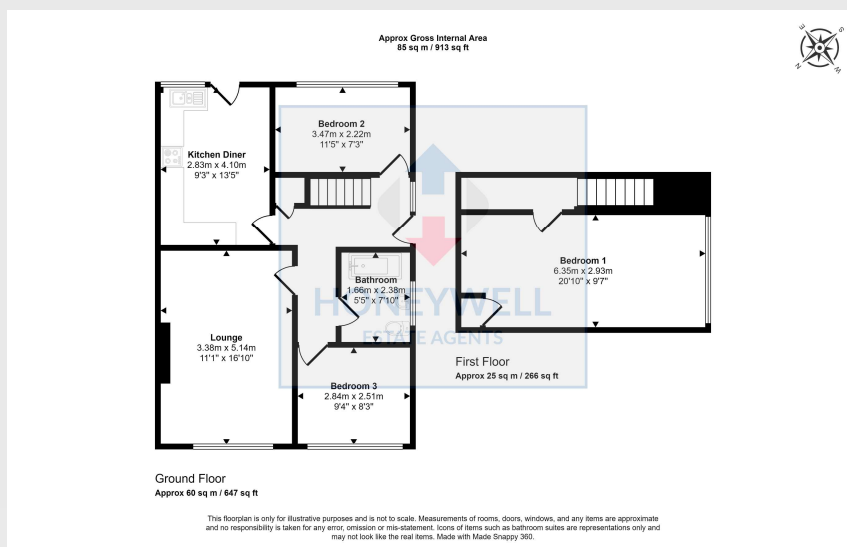
**COUNCIL TAX BAND C.**

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

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

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75 Pasturelands Drive, Billington, BB7 9LW  
CD/CJ/020224

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