

11 BRIDGE END
BILLINGTON
BB7 9NU

£289,950



- Semi-detached converted former mill
- Well-presented accommodation
- 3 bedrooms, bathroom with shower
- Superb open-plan living kitchen
- Garden overlooking river & abbey grounds
- Situated close to Whalley village centre
- Gas CH, mixture of triple & double glazing
- 106m² (1,138 sq ft) approx.

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A stunning and character-filled converted former mill situated a short walk from Whalley village centre and its many amenities. The property is elevated above the adjoining river with the superb rear garden enjoying a truly stunning outlook over the river and Whalley Abbey's grounds.

Accommodation is of high quality throughout with oak doors, granite work surfaces and solid wood flooring and window sills being just some of the finishes. The layout comprises an entrance porch, stunning open-plan living kitchen, two first floor bedrooms with bespoke fitted wardrobes, a quality 3-piece bathroom suite with plumbed shower and fully tiled walls, and a converted attic bedroom. A pathway leads down the side of the property to an excellent garden with tons of potential looking over the River Calder and towards Whalley Abbey's grounds.

LOCATION: From the centre of Whalley at the roundabout head in the direction of Billington, crossing the bridge over the Calder and Bridge End is found almost immediately on the right hand side.

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

ENTRANCE PORCHWAY: With solid wood external door and glazed internal door to:

OPEN-PLAN LIVING AND KITCHEN AREA: 8.6m x 4.2m (28'0" x 13'11");

Living Area: With solid wood flooring, gas stove-effect fire in a feature surround, staircase to the first floor landing with understairs storage cupboard and external door to the side of the property.

Bespoke Fitted Kitchen: With a range of fitted base and matching wall storage cupboards with granite work surfaces incorporating a Belfast sink unit, Montpellier Range with a 5-ring gas burner and gas oven (fitted November 2021) with

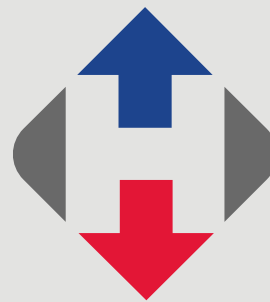
extractor hood over and a range of fitted appliances including fridge-freezer, washing machine, dishwasher and combination microwave. Vinyl flooring, low voltage lighting and feature square bay window enjoying a view over Whalley Abbey's grounds.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.2m x 3.3m (13'8" x 10'10"); with bespoke fitted wardrobes to 1 wall, television point, telephone point and solid wood flooring.

BEDROOM TWO: 3.8m to wardrobes x 2.1m (12'7" to wardrobes x 7'0"); with built-in bespoke wardrobes to 1 wall housing a Worcester combination central heating boiler.





BATHROOM: With a 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with plumbed shower over and vanity screen. Laminate wood-effect flooring, heated stainless steel towel rail and fully tiled walls.

SECOND FLOOR:

ATTIC BEDROOM: 5.5m x 4.2m (18'2" x 13'9"); with 2 double glazed Velux windows, solid wood flooring, under-eaves storage space, vaulted ceiling and television point.

OUTSIDE: The owner parks 1 car on the paved area to the front of the property. A gated pathway leads down the side of the property to a spacious rear garden, the majority of which is paved for ease of maintenance with flowerbed borders, gravelled pathways and central raised flowerbeds. The rear garden adjoins the River Calder and enjoys a superb view over the surrounding area towards Whalley Abbey's grounds.

HEATING: Gas fired hot water central heating system complemented by triple glazed windows



at the front and double glazed windows at the rear.

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

COUNCIL TAX BAND D.

TENURE: Leasehold with the remainder of a 999yr lease.

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

VIEWING: By appointment with our office.

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