

1 ABBEY VIEW
BILLINGTON
BB7 9NS

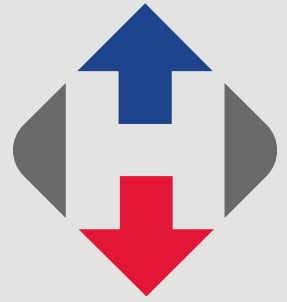
£185,000



- Stonebuilt 3 storey end terrace
- 2 bedrooms, bathroom
- Living room & dining kitchen
- Lower ground floor reception room
- Good-sized low maintenance yard to rear
- Stunning views, fantastic location
- Gas CH & UPVC double glazing
- 92 m2 (992 sq ft) approx.

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Situated a short walk from the centre of Whalley and its ever growing number of amenities, this stonebuilt three storey end terrace property now requires complete modernisation but offers tremendous potential. The property benefits from stunning distant views to the rear over the village and the famous viaduct.



Accommodation comprises an entrance porch, living room, dining kitchen with views and a lower ground floor lounge with a UPVC and glass door onto the rear gardens. On the first floor there are two bedrooms and a 3-piece bathroom.

LOCATION: From the centre of Whalley travel in the direction of Billington, across the bridge over the River Calder and up the hill. Abbey View terrace is located on the right hand side just before the turning up to Painter Wood.

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

ENTRANCE PORCH: With a glazed external door, glazed internal door and electric meter cupboard.

LIVING ROOM: 4.4m x 3.7m (14'4" x 12'0"); with cosmetic fireplace, gas meter and mid-staircase to the first floor landing.

DINING KITCHEN: 4.3m x 3.7m (14'3" x 12'2"); with a range of fitted base and matching wall storage cupboards with complementary work surface, gas cooker point, plumbed and drained for an automatic washing machine, Worcester combination central heating boiler, single drainer sink unit, stunning views to the rear and understairs space with staircase down to the lower ground floor.

LOWER GROUND FLOOR:

LOUNGE: 4.1m x 4.5m (13'6" x 14'8"); with a gas fire in a brick surround, understairs storage cupboard and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.4m x 3.7m (14'4" x 12'2").

BEDROOM TWO: 3.8m x 2.7m (12'7" x 8'11"); with built-in wardrobes.

BATHROOM: With a 3-piece suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with mixer shower over, built-in storage cupboard with central heating radiator.





OUTSIDE: To the front of the property is a low maintenance walled garden area. To the rear of the property is an excellent-sized low maintenance and enclosed garden with flowerbeds surrounding which enjoys stunning distant views of the surrounding area.

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

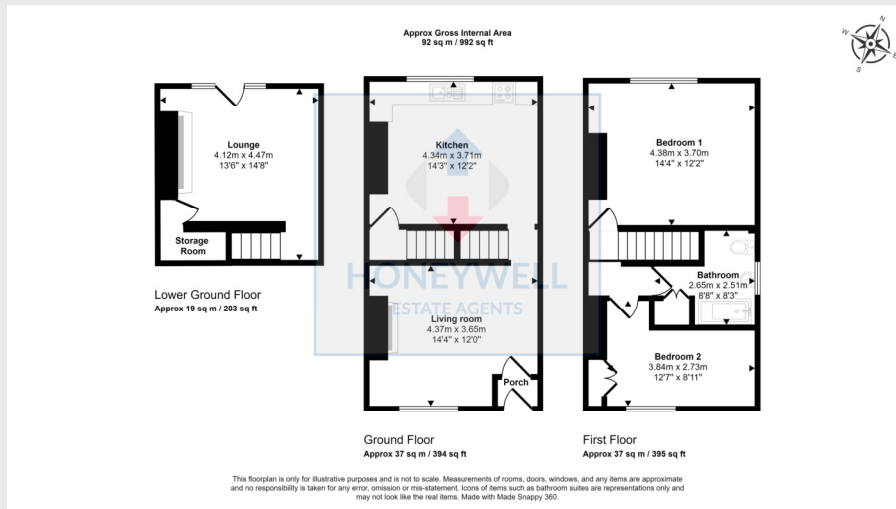
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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MJ/CJ/080524

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