

18 BILLINGTON GARDENS  
BILLINGTON  
BB7 9LU

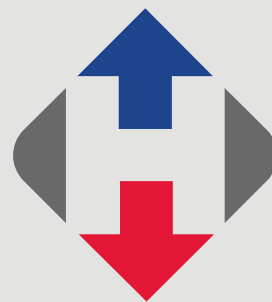
£229,950



- Superbly presented end quasi semi
- 3 bedrooms, master with Juliet balcony
- Lounge & open-plan kitchen
- Extended living room with garden view
- Garden, additional land & off-road parking
- Modern shower room, views to rear
- Gas CH & UPVC double glazing
- 89 m2 (961 sq ft) approx.

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**An extended end quasi semi situated at the top of the development in an elevated location with an outlook to the rear over countryside and a rooftop view to the front. The property enjoys superb-sized gardens to the front and rear, and the current owners have also purchased the land to the side to provide additional garden space and off-road parking.**



**Accommodation is well presented throughout with an entrance hallway, cloakroom, lounge, modern open-plan dining kitchen, extended living room, three first floor bedrooms and a modern 3-piece shower room.**

**LOCATION:** From the centre of Whalley, head in the direction of Billington, over the bridge and up the hill. Continue under the railway bridge and follow the main road before turning left onto Billington Gardens. Go right at the T-junction and then around to the left and up to the top of the hill. Number 18 is almost straight ahead.

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

**ENTRANCE HALLWAY:** With a composite external front door, UPVC external door leading to the side of the property, staircase to the first floor landing, understairs storage space and drawers, low voltage lighting.

**CLOAKROOM:** 2-piece suite in white comprising a low level w.c. and wash-hand basin, part-tiled walls.

**LOUNGE:** 3.3m x 4.6m (10'9" x 15'3"); with feature bay window, electric stove effect fire in a feature surround with tiled hearth and wooden mantel, television point.

**DINING KITCHEN:** 5.2m x 2.7m (16'11" x 8'9"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in appliances including fridge-freezer, washing machine and dishwasher, 4-ring induction hob with extractor hood over, built-in electric oven, single drainer sink unit with mixer tap, vinyl floor and part-tiled walls.

**LIVING ROOM:** 4.8m x 2.8m (15'8" x 9'4"); with floor to ceiling UPVC windows looking onto the garden, UPVC patio doors leading to the rear, electric stove effect fire in feature surround and television point.

#### **FIRST FLOOR:**

**LANDING:** With built-in storage cupboard housing combination central heating boiler.

**BEDROOM ONE:** 3.2m x 3.2m (10'6" x 10'6"); with attic access point and UPVC double doors to Juliet balcony.

**BEDROOM TWO:** 1.9m x 3.6m (6'2" x 11'9").







**BEDROOM THREE:** 2.1m x 2.7m (6'10" x 8'9"); with a fitted wall of wardrobes to one wall.

**SHOWER ROOM:** 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed rainfall and mixer showers, heated stainless steel towel rail, part-tiled walls and extractor fan.

**OUTSIDE:** To the front of the property is a low maintenance gravelled garden with stone pathway. To the rear of the property is a good-sized lawned garden with large decked patio areas and walkways, along with a 2 pond and a TIMBER GARDEN POD.

To the side of the property is an additional plot of land which has been purchased by the current vendors which comprises 2 separate garden areas and a gravelled off-road parking area with space for 2 cars.

**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 A.**

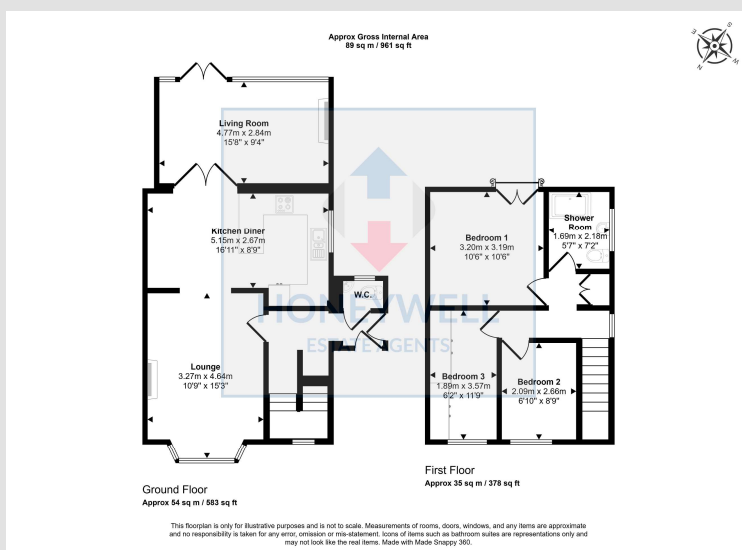
**EPC:** The energy efficiency rating for this property is D.

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

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MJ/CJ/101224

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

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