

HILLCREST  
WHALLEY ROAD  
BILLINGTON  
BB7 9NW



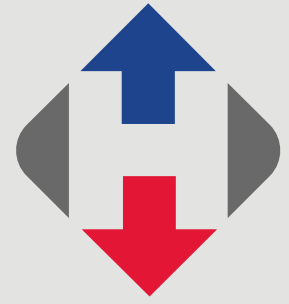
Offers over £430,000



- Stunning extended semi-detached
- Finished to the highest standard
- 3 large double bedrooms
- Spacious living area with patio doors
- Modern 3-piece bathroom & shower room
- Striking fitted kitchen with appliances
- Large rear garden, integral garage & parking
- 149 m<sup>2</sup> (1,604 sq ft) approx.

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Situated a short walk from the centre of Whalley and its many amenities, Hillcrest is a stunning, extended semi-detached home. Recently renovated by the current owners to an impressive standard throughout and intended to be their long term home, Hillcrest offers an opportunity for a buyer to purchase a high quality family home in this much sought after location.



Accommodation comprises a large living space with multi-fuel burner and patio doors to the rear gardens, along with a truly stunning, high quality fitted dining kitchen with built-in appliances. There is also a useful utility room, contemporary ground floor bathroom and an integral garage. On the first floor are three large double bedrooms, the master with a balcony enjoying beautiful views over the valley below, and a large ultra modern shower room.

Outside to the front is a raised Indian stone flagged sitting area and off-road parking space. To the rear of the property is a large, low maintenance, raised garden with patio and artificial turfed areas.

**LOCATION:** From the centre of Whalley travel in the direction of Billington and Langho, cross the river and proceed up the hill, passing the nursery on the right hand side. Hillcrest is located slightly further up the hill on the left, with parking available in front of the property.

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

**LIVING ROOM:** 3.7m x 6.1m (12'0" x 19'10"); with a composite external door, feature bay window, staircase to the first floor landing with wooden and glass balustrade, multi-fuel burner in contemporary surround with wooden mantel and slate hearth, understairs storage space, television point and UPVC patio doors to the rear garden.

**DINING KITCHEN:** 5.4m x 2.1m + 3.3m x 3.3m (17'8" x 6'9" + 10'9" x 10'11"); with a contemporary, high quality fitted kitchen with base and wall level storage cupboards with composite work surfaces incorporating a sink unit, a range of built-in appliances including a dishwasher, fridge-freezer, Neff double oven and grill, Neff induction hob with extractor hood over,

tilled flooring, low voltage lighting, contemporary fitted dining table and UPVC external door to the rear of the property.

**INNER HALLWAY:** With composite door to the front of the property, UPVC external door to the rear of the property, door to integral garage, tiled flooring and low voltage lighting.

**UTILITY ROOM:** 1.5m x 2.8m (4'9" x 9'0"); with base and wall level storage cupboards, complementary work surfaces, tiled floor, low voltage lighting, plumbed and drained for an automatic washing machine and built-in storage cupboard housing combination central heating boiler.

**BATHROOM:** A contemporary 3-piece suite in white with a freestanding bath, low level w.c., vanity wash-hand basin, fully tiled floor, low voltage lighting and extractor fan.

**INTEGRAL GARAGE:** With remote controlled up-and-over door, low voltage lighting, television point and shelving.





#### FIRST FLOOR:

#### LANDING:

**BEDROOM ONE:** 6.4m x 4.4m (21'2" x 14'4"); with low voltage lighting, television point, UPVC patio doors to balcony area which has a wrought iron surround and enjoys views over Whalley and the surrounding countryside.

**BEDROOM TWO:** 4.8m x 4.1m (15'10" x 13'7"); with feature bay window, built-in wardrobe, television point and low voltage lighting.

**BEDROOM THREE:** 3.2m x 3.3m (10'6" x 10'10"); with built-in wardrobe, low voltage lighting and television point.

**SHOWER ROOM:** A superb-sized room with a contemporary 3-piece suite comprising a concealed low level w.c., vanity wash-hand basin and a large walk-in shower area with rainfall and mixer shower, low voltage lighting, extractor fan, tiled flooring and fully tiled walls.

**OUTSIDE:** To the front of the property is a parking area for approximately 3 cars and a raised Indian stone flagged patio area.

To the rear of the property is a excellent-sized garden arranged across two tiers with the lower tier Indian stone flagged with stone steps up to a spacious low maintenance majority artificial turfed rear garden with a separate stone flagged patio 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.

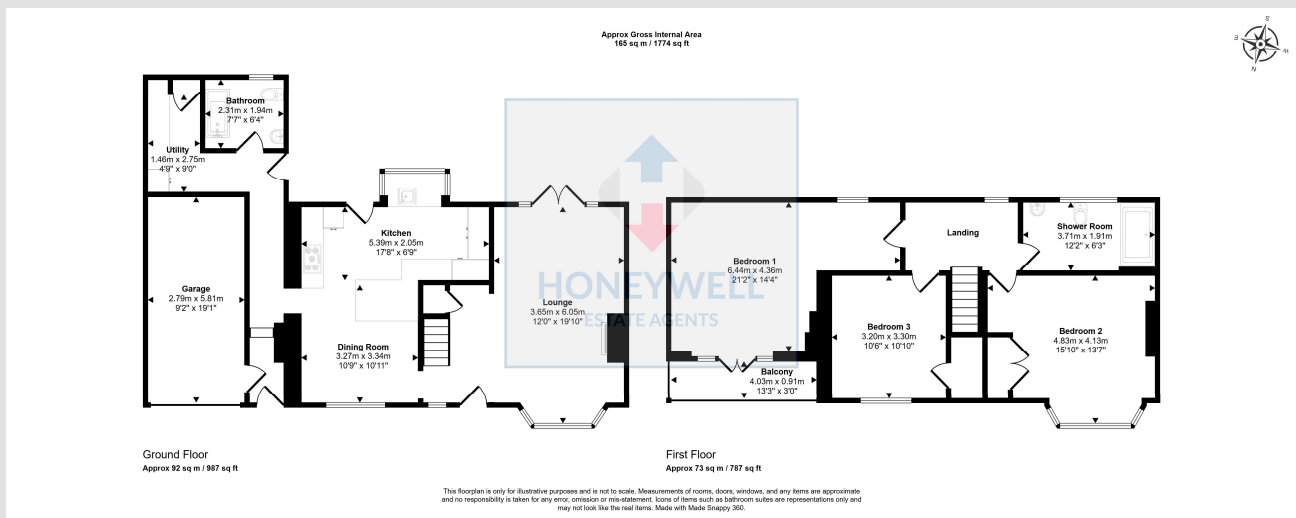
#### COUNCIL TAX BAND D.

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

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

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





Hillcrest, Whalley Road, Billington, BB7 9NW  
MJ/CJ/170125

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