



## 17 Nab Rise, Billington

£285,000 Leasehold

**\*\*THREE STOREY MODERN TOWNHOUSE SITUATED ON NAB RISE, A SMALL DEVELOPMENT WITHIN WALKING DISTANCE TO WHALLEY\*\*** This desirable home with stylish accommodation over three floors is light, airy and spacious, boasting three double bedrooms and two private parking spaces.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This inviting three story modern town house boasts the perfect blend of comfort, functionality and location with a total area of approx. 914 sq ft. Well situated on Nab Rise, a small modern development within walking distance to Whalley village and its array of amenities and good access to train stations and local road networks. The ground floor welcomes you with a stylishly equipped modern kitchen featuring an electric-built oven and an array of white wall and base units offering ample space and dining area with a pleasant front aspect across towards Whalley Arches. There is built in storage and a ground floor modern cloakroom. The first floor reveals a cosy third double bedroom, an additional cloakroom and a generously proportioned living room that perfectly blends comfort and style with feature panelling and karndean flooring with French doors leading to rear garden. Upstairs, the second floor accommodates 2 additional double bedrooms and a modern family bathroom. There is a lovely welcoming atmosphere to this property and is truly a home to enjoy, early viewing is recommended.

Externally there is a lawned front garden with paved pathway to the front door. Side parking area with two allocated private parking spaces. To the rear is a lovely spacious landscaped stone paved patio area with lawned garden and planted borders, rear timber store and crushed plum slate patio, wood chip rear borders with timber fencing surround and rear gate access.

- Stunning Modern Three Storey Townhouse
- Three Ample Double Bedrooms
- Stylish Modern Well Equipped Dining Kitchen
- Lounge; Spacious Landing, 2 x Cloakrooms
- Modern Family 3-pce Bathroom
- Spacious Landscaped Patio & Lawned Garden
- 2 Allocated Private Parking Spaces; Sought After Development
- Within Excellent Walking Distance To Whalley



**Entrance Hall**

Composite double glazed front door, alarm panel, staircase leading to first floor.

**Dining Kitchen**

16' 8" x 10' 1" (5.08m x 3.07m) Attractive modern fitted white wall and base units with complementary laminate working surfaces, stainless steel single sink drainer unit with mixer tap, part tiled walls, stainless steel electric oven and grill, 4-ring gas hob and stainless steel extractor filter canopy over, plumbing for washing machine, recessed spotlighting, cupboard housing wall mounted combination gas central heating boiler, uPVC double glazed window to the front with views across towards Whalley Arches, dining area, wood effect LVT flooring, panelled radiator, built in storage cupboard.

**Cloakroom**

Modern 2-pce white suite comprising low level w.c., pedestal wash hand basin, tiled effect flooring, panelled radiator.

**First Floor Landing**

14' 11" x 6' 6" (4.55m x 1.98m) Spacious area with spindle balustrade, ideal study area with uPVC double glazed window with excellent elevated views across towards Whalley Arches, panelled radiator.

**Lounge**

13' 7" x 10' 3" (4.14m x 3.12m) Feature panelled wall, karndean flooring, panelled radiator, television point, uPVC french doors and glazed surround leading out to rear garden.

**Bedroom Three**

10' 10" x 6' 8" (3.30m x 2.03m) Double room with carpet flooring, panelled radiator, uPVC double glazed window with superb attractive elevated views.

**Cloakroom**

2-pce modern white suite comprising pedestal hand wash basin, low level w.c., tiled effect flooring, extractor fan.

**Second Floor Landing**

Spindle balustrade.

**Bedroom One**

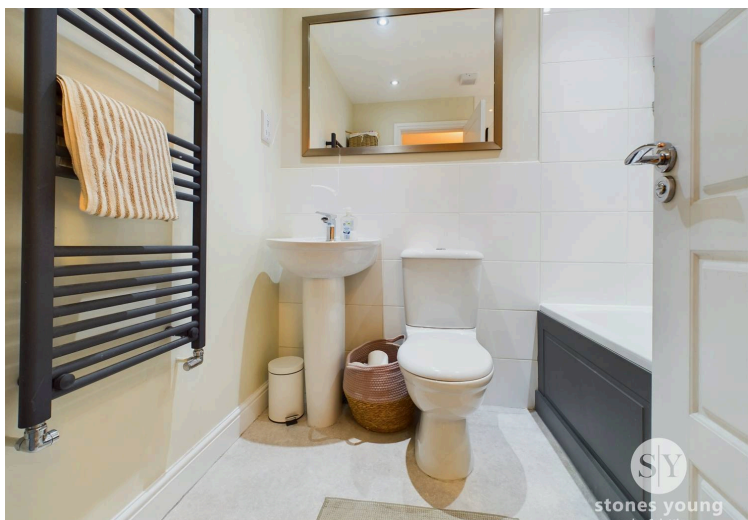
13' 5" x 10' 2" (4.09m x 3.10m) Excellent double bedroom with 2 x uPVC double glazed window with pleasant aspects overlooking the rear garden, carpet flooring, feature panelled wall, 2 x panelled radiators, television point.

**Bedroom Two**

13' 6" x 8' 2" (4.11m x 2.49m) Double bedroom with carpet flooring, built in cupboard, panelled radiator, television point, uPVC double glazed windows with views over neighbouring countryside and Whalley Arches.

**Bathroom**

Modern 3-pce white suite comprising pedestal wash basin, low level w.c., panelled bath with thermostatic shower over, part tiled walls, extractor fan, recessed spotlights, shaver point, vinyl fitted flooring.





Floor 0



Floor 1



Floor 2

Approximate total area<sup>1)</sup>  
915.65 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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