

Standridge Whalley Road, Billington

£307,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Superbly positioned in the desirable village of Billington, this stunning mature 3 bedroom semi-detached house offers a perfect blend of modern comfort and traditional charm. Immaculately presented throughout with excellent well appointed accommodation, the property boasts a superb deluxe 4-piece bathroom, an open plan lounge and dining room, a modern kitchen with appliances, useful utility, and a welcoming hallway with a convenient cloakroom. The property benefits from a beautiful plot and position with no onward chain, making it an ideal family home. With front views overlooking Whalley Nab and rear views towards Pendle Hill, this residence offers a tranquil setting whilst being within walking distance of Whalley village and its amenities, including schools, making it a prime location for families seeking convenience and beauty in equal measure.

Step outside into the picturesque outside space of this property, and you'll discover an outdoor oasis waiting to be enjoyed. The front and side driveway provides ample private parking for up to 4 cars, complemented by stone gravelled garden areas and beautifully landscaped beds and borders.

Privacy hedging, front gates, and fencing with lighting enhance the property's kerb appeal, offering a warm welcome to residents and guests alike. The rear garden is a true gem, featuring various seating areas to bask in the sunshine with timber decked patios, plum slate and stone flagged patio areas with lighting, and fencing surround, this outdoor haven requires minimal maintenance. A large detached garage with an electric up and over door, power, and lighting, along with a separate brick-built boiler house and store, complete the outdoor amenities, ensuring that every aspect of this property has been designed with both style and functionality in mind.

- Desirable Mature Semi-Detached Home
- Immaculately Presented Accommodation
- 3 Bedrooms; Superb Deluxe 4-piece Bathroom
- Stunning Landscaped Gardens With Front Views Over Whalley Nab
- Large Detached Garage; 4 Car Driveway
- Open Plan Lounge & Dining Room, Hallway & Cloaks
- Modern Kitchen With Appliances & Useful Utility
- Beautiful Plot & Position; No Onward Chain



Entrance Vestibule

Original tiled flooring, composite double glazed front door, spotlighting, internal oak style internal door.

Hallway

Wood style flooring, panel radiator, staircase to first floor, built in cupboard, recessed spotlights.

Cloakroom

2-pce white suite, low level toilet, hand wash basin, uPVC double glazed window, part tiled walls, tiled effect vinyl flooring.

Lounge

Large uPVC double glazed bay window, stunning outlooks over front garden and towards Whalley Nab. Panel radiator, wall light points, feature limestone fireplace surround, granite inset & hearth with contemporary log effect gas fire, TV point, open to dining room:

Dining Room

Wood style flooring, uPVC double glazed french doors to garden, panel radiator, open to lounge:

Kitchen

Modern white high gloss wall and base units, complementary worktops, tiled effect splashback, under unit led lighting, plinth spotlighting, integrated electric neff oven, 4-ring Bosch induction hob, extractor canopy over, stainless steel sink drainer unit with mixer tap, space for tumble dryer, uPVC double glazed window, side stable style uPVC double glazed door.

Utility Room

Plumbing for washing machine, space for fridge, laminate worktops, vinyl flooring, uPVC double glazed window, shelving.

Landing

Loft access, partly boarded with ladder and lighting, uPVC double glazed window, recessed spotlights.

Bedroom One

uPVC double glazed window, recessed spotlights, panel radiator, fantastic views across towards Pendle Hill and surrounding countryside.

Bedroom Two

uPVC double glazed window, panel radiator, fabulous front views across Whalley Nab.

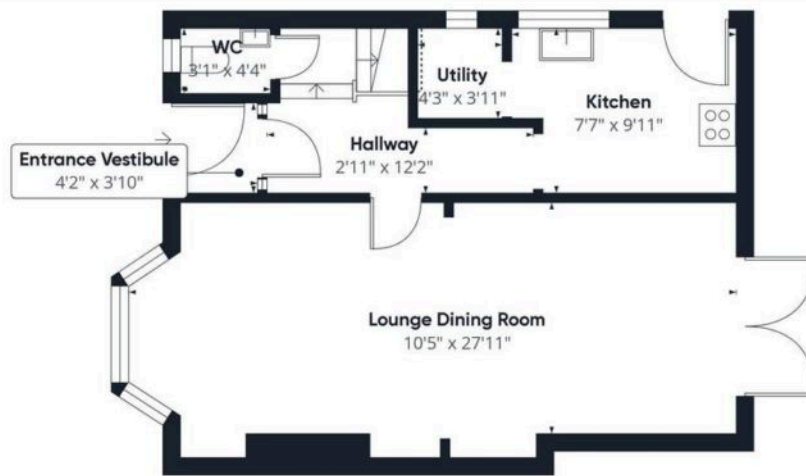
Bedroom Three

uPVC double glazed window, superb views over whalley Nab, panel radiator, wood style flooring.

Bathroom

Spacious deluxe modern 4-pce suite comprising freestanding bath with central mixer tap, hand held shower fitment, low level w.c., pedestal wash basin with mixer tap, corner shower enclosure with aqua panelled walls and electric shower, part tiled walls, panelled ceiling with recessed spotlights, wood style flooring, chrome ladder style radiator, panel radiator, 2x uPVC double glazed windows, recessed floor spotlights.





Floor 0



Floor 1



Approximate total area⁽¹⁾

948.4 ft²

Reduced headroom

0.49 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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