



29 Calder Avenue, Billington

£245,000 Freehold

Extended semi-detached home with 3 beds, modern kitchen, sunroom, and rear garden with driveway. Ideal for first-time buyers or families. Conveniently located in Billington village with good commuter access.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This attractive extended semi-detached home presents a wonderful opportunity for a hassle-free purchase, as it comes with no onward chain. Featuring a desirable well-appointed interior, this three-bedroom property boasts wardrobes in both double bedrooms. The light and airy living room offers a comfortable space for relaxation, complemented by a modern kitchen diner and a rear sunroom for additional living space. The property includes a modern three-piece shower room and a two-piece cloaks for convenience.

With a lawned rear garden and a three-car driveway, this move-in-ready home is ideal for first-time buyers, families, or downsizers seeking a sought-after village location. Situated in the popular village of Billington, within walking distance of schools, amenities and Whalley village, and offering good commuter access to the A59, this property is freehold and provides a perfect blend of modern comforts and village charm.

- Attractive Extended Semi-Detached Home
- 3 Bedrooms - With Wardrobes To The 2 Doubles
- Desirable Well Appointed Interior
- Lawned Rear Garden; 3-Car Driveway
- No Onward Chain - Hassle Free Purchase
- Light & Airy Living Room
- Modern Kitchen Diner; Rear Sun Room
- Modern 3-pce Shower Room & 2-pce Cloaks
- Sought-After Village Location; Freehold
- move into ready
- ideal for first timebuyers, families or downsizers
- whalley village within walking distance
- good commuter access to the A59



Entrance

uPVC double glazed external front door, panel radiator, staircase leading to first floor.

Lounge

Light and airy living space with uPVC double glazed window, storage cupboard, panel radiator, modern wall mounted electric fire, TV point.

Kitchen Diner

Modern range of fitted wall, base and drawer units with contrasting laminate worktops and upstands, plumbing for washing machine and dishwasher, integrated stainless steel double electric oven and grill, 5-ring gas hob and extractor filter canopy over, built in wine rack, stainless steel single sink drainer unit with mixer tap, laminate wood effect flooring, uPVC double glazed windows, dining area, panel radiator, open to sun room.

Cloakroom

2-pce white suite with hand wash basin with mixer tap, low level w.c., wood effect flooring, uPVC double glazed window, panel radiator.

Sun Room

Laminate wood effect flooring, built-in storage cupboard housing combination gas central heating boiler, uPVC external door to the rear of the property, panel radiator, uPVC double glazed windows with private aspects over rear garden.

Landing

Loft access, uPVC double glazed window.

Bedroom One

Double bedroom with carpet flooring, uPVC double glazed window, panel radiator, full wall of modern fitted wardrobes.

Bedroom Two

Double bedroom with carpet flooring, fitted wardrobes to one wall, panel radiator, uPVC double glazed window.

Bedroom Three

Carpet flooring, panel radiator, uPVC double glazed window.

Shower Room

Modern 3-pce white suite with low level w.c., pedestal wash basin with mixer tap, shower enclosure with thermostatic shower and glazed screen, part tiled walls, tiled flooring, panel radiator, recessed spotlights, extractor fan.





Floor 0



Floor 1



Approximate total area⁽¹⁾
794 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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