

23 PAINTER WOOD  
BILLINGTON  
BB7 9JD

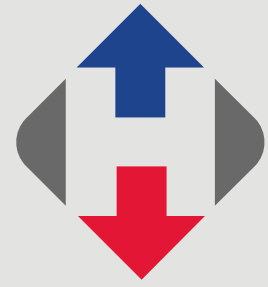
£249,950



- A charming stone built cottage
- 2 bedrooms & bathroom with shower
- Enjoys stunning views front & rear
- Gas CH & UPVC DG
- 3 storey character accommodation
- Living room, dining kitchen, utility
- Enclosed rear garden
- 84 m2 ( 899 sq ft) approx.

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Enjoying an elevated position with open fields to the front and views over the valley to the rear, this three storey cottage is full of character and charm and offers surprisingly spacious accommodation.



On the ground floor an entrance hall leads onto a spacious living room with wood burner and stone flag floors. The living room enjoys views out over the valley behind. Stairs lead down to a lower ground floor dining kitchen with a large pantry, a utility/cloaks room and door out onto an enclosed rear garden with patio and flower beds. On the first floor are two bedrooms, both with views and a house bathroom with a modern three piece suite.

**LOCATION:** From the centre of Whalley head in the direction of Billington, crossing the bridge over the River Calder and heading up the hill. Opposite the Children's Nursery on the right hand side turn left up the hill onto Painter Wood. Travel up the hill and number 23 is on the right hand side.

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

**ENTRANCE HALLWAY:** With uPVC external door, staircase to the first floor and internal door to:

**LOUNGE:** 5.4m x 4.7m (17'11" x 14'8"); with stone flag floor, wood burner in surround, television point, telephone point, 2 wall lights and staircase down to the kitchen.

#### LOWER GROUND FLOOR:

**DINING KITCHEN:** 5.6m x 4.2m (18'5" x 13'8"); with tiled floor, base and wall storage cupboards, understairs storage cupboard, pantry, gas cooker point, single drainer sink unit, space for fridge, housed combination central heating boiler, UPVC external door to the rear gardens.

#### FIRST FLOOR:

##### LANDING:

**BEDROOM ONE:** 3.2m x 4.6m (10'4" x 15'); with part exposed stone wall, feature cosmetic fireplace, part vaulted ceilings, beams.

**BEDROOM TWO:** 3.1m x 1.6m (10'2" x 5'4").







**BATHROOM:** 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panel bath with mixer shower over, part tiled walls, low voltage lighting, extractor fan and heated stainless steel towel rail.

**OUTSIDE:** To the rear of the property is an enclosed attractive garden with pleasant outlooks, Indian stone flagged patio, storage outhouse and water point.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND C.**

**EPC:** The energy efficiency rating of the property is \_.

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



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