



26 Dale View,
Billington

Chain Free £250,000

A quality built semi-detached chalet style bungalow with natural stone elevations under a slate roof built by DH Homes in 2018. Enjoying the flexibility of a ground floor bedroom and house bathroom plus a first floor en-suite bedroom, it further comprises: porch, hall, open plan lounge/kitchen diner with smart kitchen cabinetry and a fixed media wall with extensive storage/display options. Wide French doors open to a terrace style garden with Indian flagging and timber decking beneath a most impressive planted rockery. Pleasantly located on a cul-de-sac, it has dedicated parking for two cars. (713 sq ft/66.2 sq m approx/EPC: B).

Superbly presented throughout. No upward chain. Certain items of furniture are available by separate negotiation.



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Location

Pleasantly located on a small cul-de-sac providing walking accessibility to nearby Whalley over the river footbridge.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators. Council tax payable to RVBC Band C. Freehold tenure.

Additional Features

The property has PVCu double glazed windows and external doors, oak internal doors, LED downlighting and staircase lighting, quality floor coverings, an alarm, fitted window blinds, an external cold water tap with an isolation valve under the bathroom sink.

Accommodation

Entered from a roomy porch with a built-in cloaks and shoe cupboard, the hall provides access to the ground floor accommodation, a railed staircase rising to the first floor. Smart oak veneered doors with brushed metal handles and brushed metal light switch and plug socket covers, each welcome quality features. The understairs cupboard provides useful storage with fixed open shelving units. The main living space is open plan in design, having wide French doors that open to the rear patio and garden. Along one wall is a full width media wall/storage unit with a multitude of cupboards, adjustable open shelving and bottle storage. The room arrangement happily accommodates lounge and dining furniture with fitted kitchen cabinetry in the popular Shaker style, paired with granite effect counters and upstands and a composite sink with a swan-neck mixer tap. The cooking appliances comprise a Bosch electric oven with a Neff induction hob beneath an extractor filter. The integrated appliances comprise a Siemens washing machine, Zanussi slimline dishwasher and a Caple fridge/freezer. Also on the ground floor, a double bedroom with an electrically operated blind and a stylish three-piece house bathroom with easy-clean board around the shower tray, half tiled walls and a tiled floor. It further comprises low suite wc, vanity washbasin with a monobloc mixer tap and a Triton electric shower with a glass screen. Towels warm on a chromed ladder radiator and there is a combined toothbrush/electric razor charger and a mirrored toiletries cabinet.

On the first floor a generously proportioned master bedroom with Velux windows and electrically operated black-out blinds. There are insulated eaves areas with lighting, the front used for additional clothes storage, the rear for general storage. The en-suite shower room consists of a quadrant cubicle with a thermostatic shower having both fixed rainfall and hand-held wand. Low suite wc and a vanity washbasin with a monobloc mixer tap. Tiling to the shower area, half height elsewhere plus floor tiling. There is a mirrored toiletries cabinet and a tall fixed storage locker plus a chromed ladder radiator.

Outside

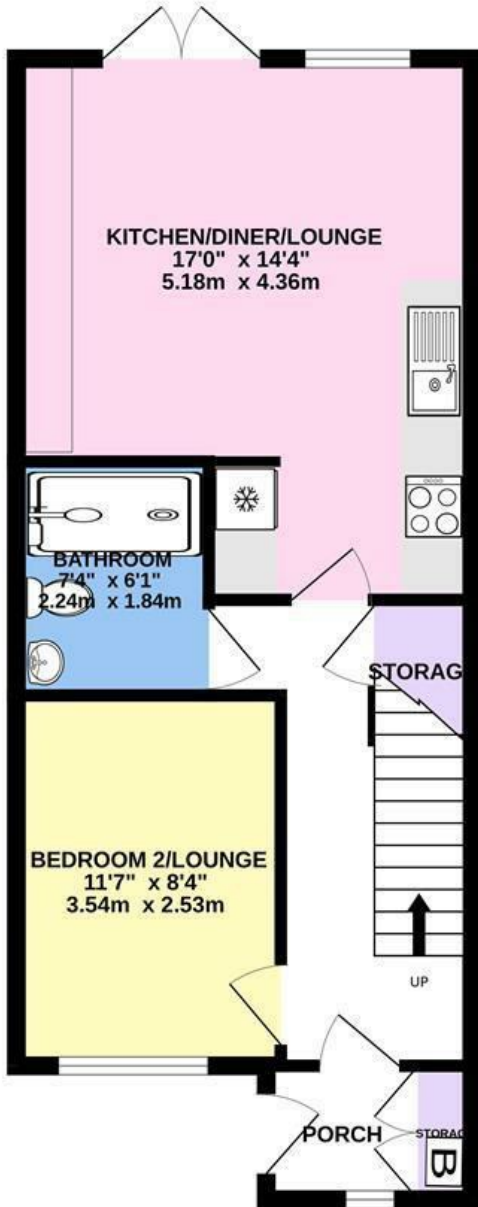
To the front a shallow pebbled forecourt with a stone flagged footpath to the front door. The shared footpath leading to the rear garden is also stone flagged, timber steps providing access to the upper two sections of the terrace; one a decked dining area, the other pebbled with a timber shed and a vertical rockery planted out most effectively. The lower level patio is stone flagged with a timber storage locker. Located adjacent to Number 27 are two car parking spaces in tandem.

A superbly presented property with no upward chain. Early viewing is recommended.

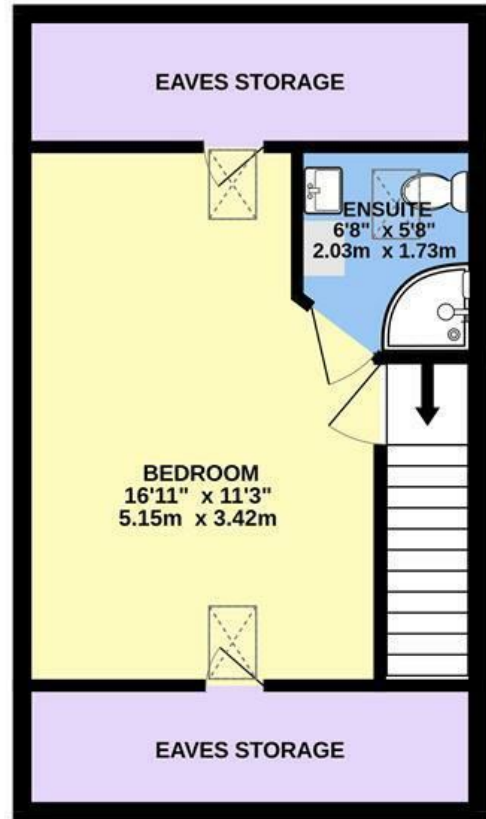
Viewing

Strictly by appointment.

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



26 DALE VIEW, BILLINGTON, BB7 9LL

TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

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