



26 Longworth Road, Billington BB7 9TP

£129,995



A well presented, two- bedroom mid-terrace property located on this popular, quiet road just a short walk from Whalley village centre with its many shops, restaurants and fantastic amenities. Offered to the market with no onward chain.

The internal accommodation briefly comprises; Ground Floor; Living Room & Dining Kitchen. On the First Floor there are two bedrooms and a large four piece house bathroom. Externally there is an enclosed pleasant rear yard with timber shed.

Offering an ideal opportunity as an investment, first time buy or downsize. This is a brilliant opportunity to acquire a property within short walking distance to Whalley village centre.

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Ground Floor

Entrance Vestibule

Living Room

14'7" x 14'4" (4.46 x 4.37m)

with a cast iron stove style gas fire set in a feature fireplace

Kitchen Diner

14'6" x 8'8" (4.43 x 2.66m)

with a modern range of white coloured wall and base units, integrated appliances comprising an electric oven, hob and chrome extractor, fridge, freezer, plumbing for washer, laminate flooring, rear external door

First Floor

Master Bedroom

13'3" x 8'9" (4.05 x 2.69m)

double with 2 sets of built-in wardrobes

Bedroom Two

11'1" x 6'11" max (4.05 x 2.69m)

large single room

Bathroom

a large four piece bathroom comprising a corner bath, fully tiled shower cubicle with electric shower, low suite wc, wash hand basin

Outside

Front

To the front of the property is on street parking.

Rear

To the rear of the property is a pleasant patio yard with timber shed





services

All mains services are connected.

tenure

We understand from the owners to be Freehold

council tax

Band A

other information

Gas central heating and double glazing installed.

viewings

Strictly by appointment tel. 01254 828810

office hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

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surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on 01254 828810.

internet

Details of this and other properties can be viewed on our website www.athertons-uk.com

money laundering regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

April 2022



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