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9 Lakeland Close, Billington, Ribble Valley
£265,000



Situated in an elevated position on a quiet cul-de-sac with open views to the front, this spacious detached true bungalow offers a generous amount of flexible living space over one floor and is offered to the market with no onward chain. Well maintained throughout, this large property offers flexible living accommodation with a large, full height attic space prime for dormer extension or a simple conversion. Benefiting from full Upvc double glazing, large corner plot, full re-roof, neutral décor, single garage and brand new Worcester Bosch combination boiler, early viewing is highly recommended to appreciate what this versatile bungalow has to offer.

Internally you are greeted by small entrance vestibule with access into a spacious entrance hall providing access into all ground floor rooms with built in alcove storage and open access into the dining area with ample natural light flooding through. Adjoining the dining area is the galley kitchen with base and eye level units, space for fridge/freezer, dual bowl inset sink and drainer, electric double oven with four ring hob and extractor above, plumbing for washing machine and dishwasher and external access to the side of the property.

To the front is a spacious living room with large, UV tinted window overlooking the front patio area and glimpses of the stunning Northerly views towards Longridge Fell and beyond. The family bathroom hosts panelled bath with overhead shower attachment and shower screen, dual flush WC and bidet, pedestal wash basin and tiled walls and floor.

Bedrooms one, two and three are all located towards the rear of the property and are sizeable doubles with pleasant aspects. Bedroom one offers fitted wardrobes with bedroom three recently decorated and has been previously used as a bathroom with plumbing still in situ. Bedroom three provides loft access into the spacious, full height attic area which had been used as a work shop/office by its previous owner and hosts two good sized rooms with great potential for conversion.

Externally to the front there is a single tarmac driveway with enough parking for 2/3 cars leading to the attached single garage with electric, remote controlled up and over door and access through to the rear garden. The front garden is beautifully maintained with small rockery borders and paved seating area with fabulous Northerly views across the Ribble Valley. Sweeping paved walkways lead you through gates access to the paved side garden and rear garden boasting multiple seating areas and gravelled and planted borders creating a private haven.

The location is ideal being only short distance from Whalley centre and the local park nearby. Ideal for downsizing, there are links to the A59 which provide a straight forward drive to neighbouring Towns and Motorway links. The property is situated in the village of Billington, located by turning off the main road into Meadow Close, right into Pasturelands Drive and then left into Lakeland Close.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band D.

Viewings

Strictly by appointment only.

Office Hours

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

Money

Laundering

Regulations

Money Laundering Regulations under The Monday 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.

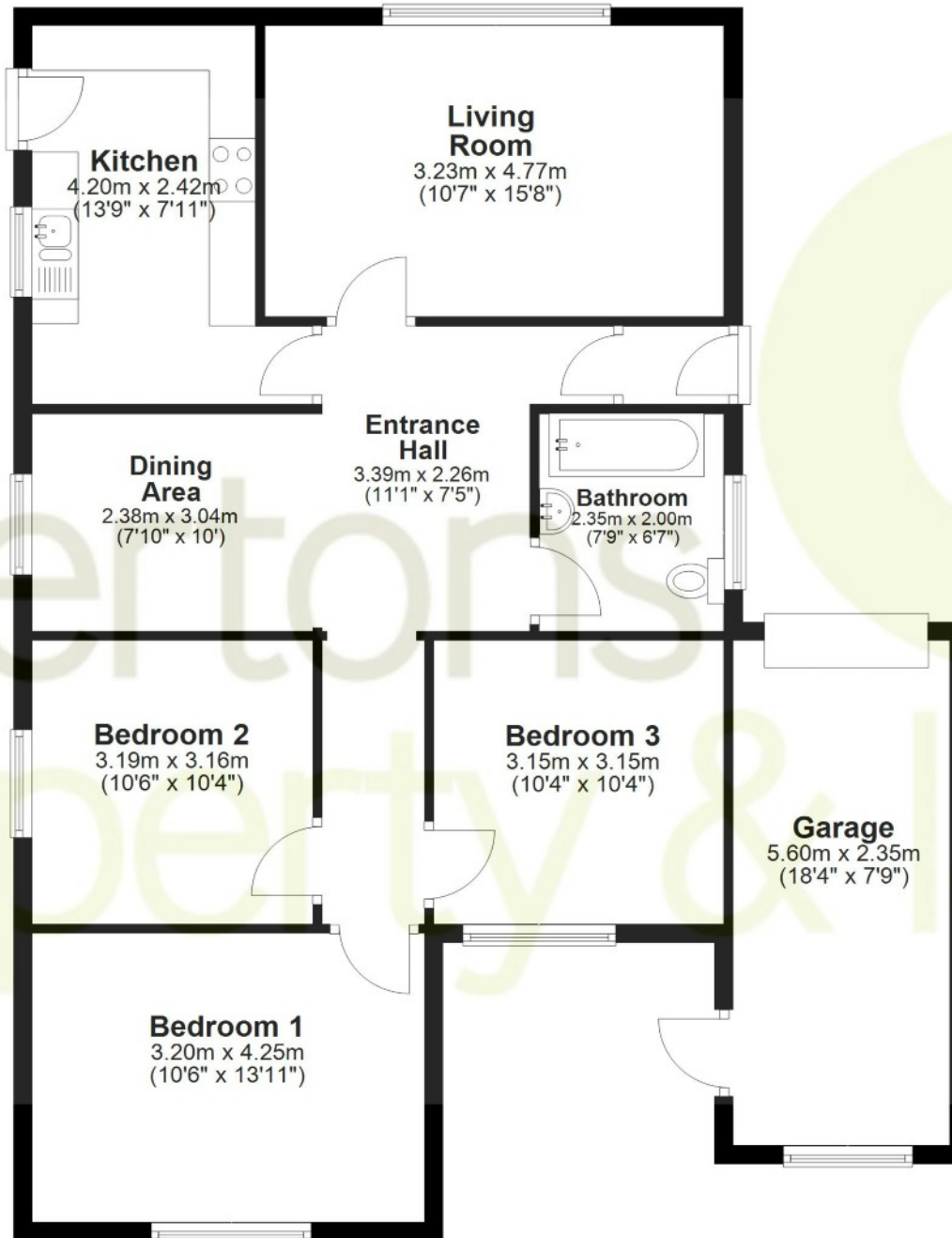
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Approx. 101.8 sq. metres (1096.2 sq. feet)



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)



