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14 Painter Crescent, Billington, Ribble Valley  
£450,000



Nestled within the picturesque landscape of Whalley Nab and the catchment area for many outstanding primary & secondary schools is this exceptional 4-bedroom detached executive home which has been beautifully refurbished throughout and is offered to the market with no onward chain . The residence seamlessly merges contemporary design with luxurious features, ensuring a lifestyle of both elegance and comfort that seamlessly combines modern elegance with functional design.

This stunning family house is a testament to contemporary living, where every detail has been meticulously curated to provide a blend of functionality and luxury. The living space is enhanced by a cosy gas fire, creating a warm and inviting atmosphere. Entertainment is taken to the next level with a thoughtfully designed media wall, offering the perfect setup for immersive audiovisual experiences.

Internally you are greeted by a light and airy entrance hall with oak staircase to the first floor and access into ground floor reception rooms and kitchen/diner. To the front is a good sized dining room with large bay window taking advantage of the stunning open views from Whalley viaduct to Longridge Fell and beyond. To the rear is an ample sized lounge with recently fitted media wall and remote gas fire creating a beautifully modern yet cosy space and bay window to the rear with french doors leading onto the rear patio area.

The kitchen/diner has been opened up to create a fantastic space for entertaining benefiting from recently fitted granite work tops and range of Neff appliances, wooden breakfast bar, tiled floor, inset dual sink, Quooker tap, base and eye level units, LED spotlighting, external door to rear garden and door into double garage. Steps down lead you into a large double garage currently used as home gym with ample floor space, built in storage and two electric up and over doors.

To the first floor are four good sized double bedrooms all with fitted wardrobe space except bedroom four which has a fitted desk unit and is currently used as the home office. The master bedroom benefits from en-suite shower room with tiled walls and floor, corner shower, dual flush wc and pedestal was basin. To the other end of the spacious landing with storage cupboard is the house bathroom emulating the stylish en-suite with panelled bath with overhead mixer shower.

Externally to the rear there is a large South-Facing landscaped garden benefiting from a large patio area with recently laid Porcelain tiles, good sized laid to lawn garden area, terraced decking area with composite decking and timber sleeper borders and mature borders. To the front of the property is a double driveway leading to the double garage, on-street parking, central paved pathway with stone steps to the front door and lawned front garden area.

Approximate gross internal area - 1632.9 sq ft (151.7 sq m).

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold.

## Energy Performance Rating

B (83).

## Council Tax

Band E.

## 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 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.

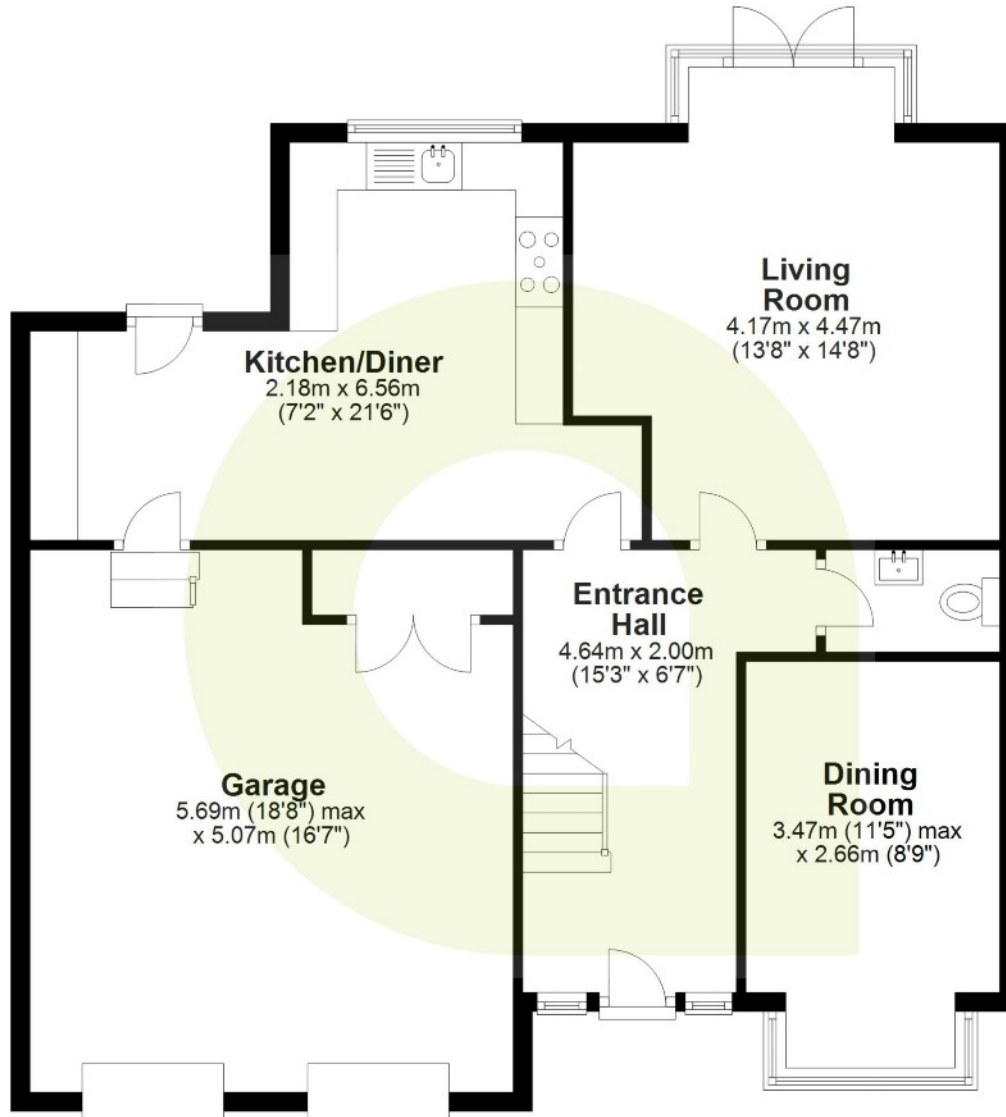
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





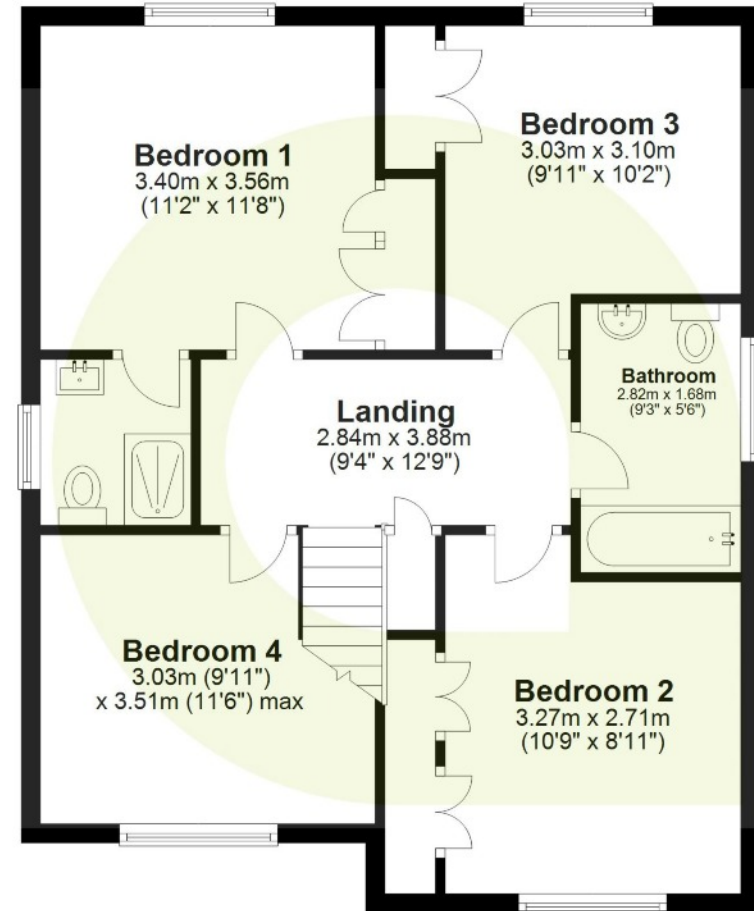
### Ground Floor

Approx. 88.5 sq. metres (952.2 sq. feet)



### First Floor

Approx. 63.2 sq. metres (680.6 sq. feet)



Total area: approx. 151.7 sq. metres (1632.9 sq. feet)





