

# Property Details

12 Dale View, Billington, Clitheroe,  
Lancashire, BB7 9LL

OIRO **£349,950**





# Property Photos

12 Dale View, Billington, Clitheroe, Lancashire, BB7 9LL



Creation Date  
**12/02/2025**



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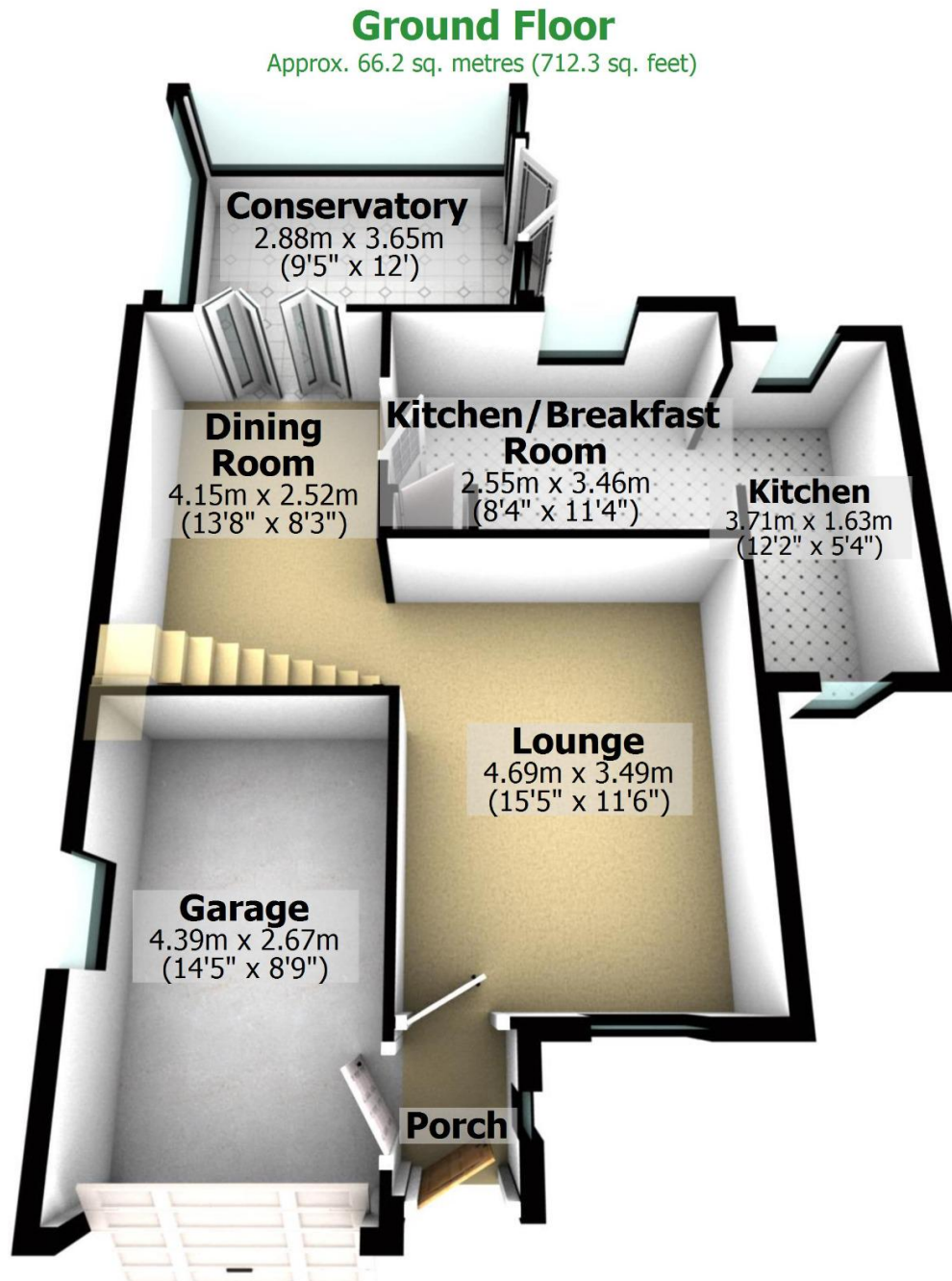
Creation Date

12/02/2025



# Property Floor Plans

12 Dale View, Billington, Clitheroe, Lancashire, BB7 9LL



Total area: approx. 109.1 sq. metres (1174.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

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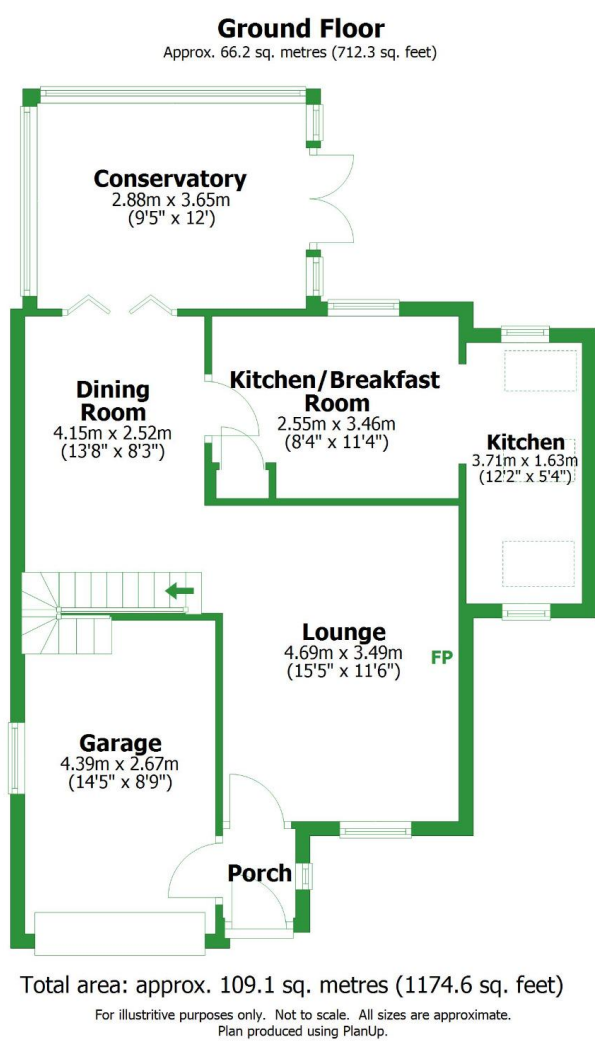
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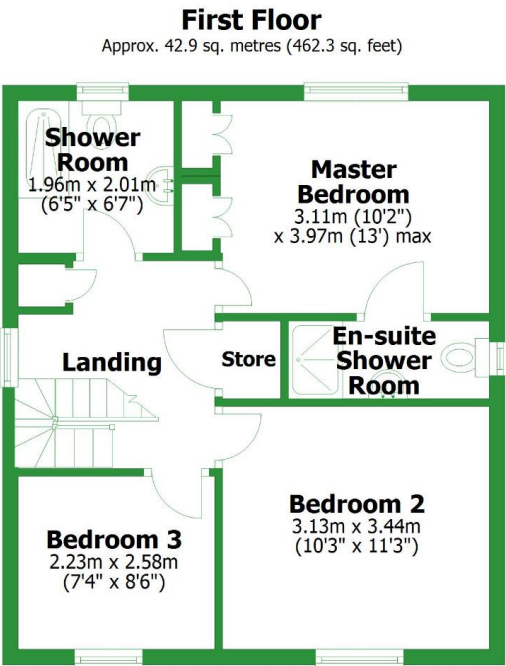
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# Property Floor Plans

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# Property Info

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Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
1174.6
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply



# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
Required Access
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£349,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No



# Property Features

12 Dale View, Billington, Clitheroe, Lancashire, BB7 9LL

## Feature 1

Three Reception Rooms

## Feature 2

Master Bedroom With En-suite

## Feature 3

Two Further Bedrooms

## Feature 4

Extended

## Feature 5

Quiet Location

## Feature 6

**\*\*chain Free\*\***

## Feature 7

Garage And Driveway

## Feature 8

Close Location To Schools

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# Property Description

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## Charming Three-Bedroom Detached Home in Billington

Charming Three-Bedroom Detached Home in Billington

### Key Features

- Master bedroom with en-suite
- Two further bedrooms
- Bright garden room to the rear
- South-facing Garden
- Three reception rooms
- Previously extended
- Quiet location
- Chain free
- Garage and driveway
- Family home

Dale View, Billington, offers a lovely three-bedroom detached property that ticks all the boxes for a comfortable family home. The spacious accommodation includes a lounge, separate dining room, and a kitchen/breakfast room perfect for those family meals. The property also features a bright garden room to the rear. The master bedroom has the added benefit of an en-suite, while two further bedrooms offer plenty of space. There's a modern shower room, a garage, and a driveway to the front. At the back, you'll find a tiered garden with a lovely patio area, decking, and a range of shrubs, providing an enjoyable outdoor space.

### From the Agents Perspective:

The spacious layout, combined with the well-maintained garden, offers a great balance of indoor and outdoor living. The rear extension is a fantastic feature, offering year-round comfort, and the recent kitchen extension adds extra light and space. With its quiet location, good-sized rooms, and proximity to local amenities, this property is an excellent opportunity for those looking for a comfortable and easy-to-maintain home.

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From the Clients Perspective:

We have enjoyed 20 years in this beautiful and very peaceful location. The secluded location and no passing traffic have made it an ideal place to live. The south-facing garden has been a highlight, especially in the spring and summer, to enjoy sunny evenings. The rear garden room is also great for enjoying the garden outlook, all year round, staying warm in winter and cool in the summer. The recent addition of the kitchen extension allows the space to be used for more informal dining.

Additional Information

Tenure- Freehold

Council tax band - D

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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