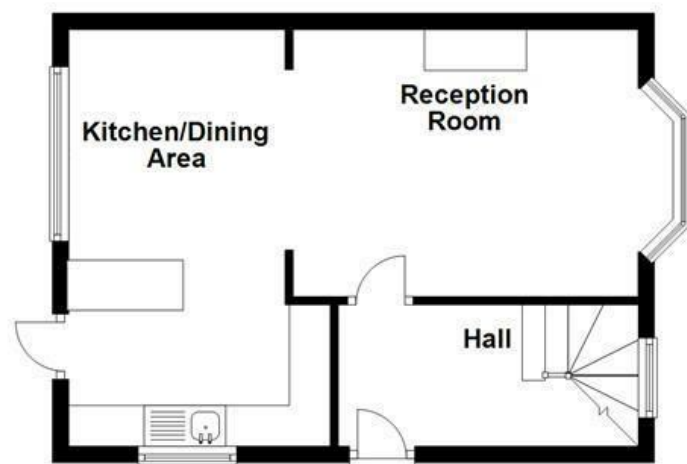
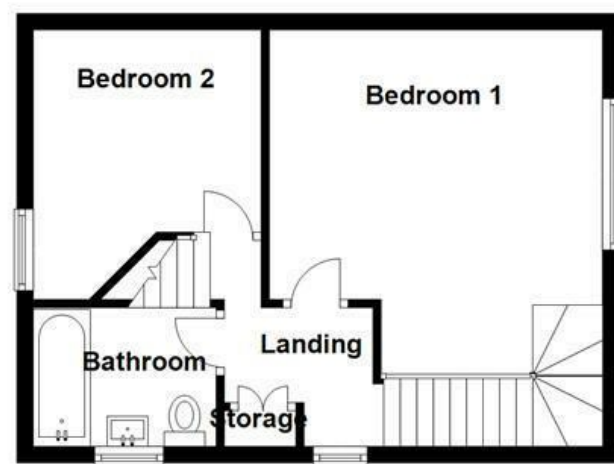


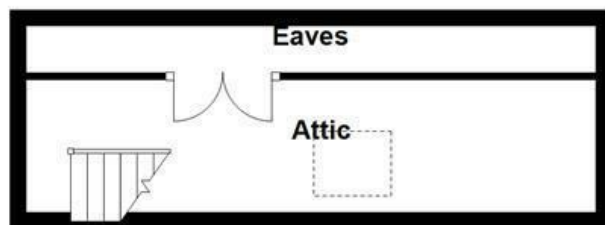
Ground Floor



First Floor



Second Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Billington Gardens, Billington, BB7 9LU

### £199,950

IDEAL FIRST-TIME HOME WITH A GENEROUS GARDEN

Nestled in a prime location on Billington Gardens with countryside views and an enviable plot, this two-bedroom home is ideally suited for a first time buyer or couple looking for a property that offers fantastic potential. The property is located within close proximity to St Augustines High School and St Leonards Primary School, as well as providing easy access to major commuter routes along the A59 and towards the neighbouring Whalley, Clitheroe and Blackburn.

The property comprises briefly, to the ground floor: entrance to a hallway with storage space under the stairs, stairs leading to the first floor and door to a bay-fronted reception room with open access to a kitchen/diner. To the first floor is a landing with stairs to the second floor and doors leading to two bedrooms and a three-piece bathroom suite. Externally the property boasts a generous wrap around laid to lawn garden with patio and off-road parking for numerous vehicles leading to a detached garage.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Billington Gardens, Billington, BB7 9LU

£199,950



- Tenure Freehold
- Off Road Parking for Numerous Vehicles
- Envious Wrap Around Laid To Lawn Gardens With Access To A Detached Garage
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Two Bedroom End Terraced Property
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite Ready To Move Into
- EPC TBC
- Ideal First Time Home With Viewing Essential
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Via a UPVC double glazed frosted door to hall.

### Hall

12'1 x 5'8 (3.68m x 1.73m)

UPVC double glazed window, central heating radiator, wood effect flooring, stairs to first floor, under stairs storage and door to reception room.

### Reception Room

13'10 x 10'9 (4.22m x 3.28m)

UPVC double glazed Bay window, central heating radiator, electric fire, coving, television point, wood effect flooring, open to a double doorway to kitchen.

### Kitchen/Dining Area

16'11 x 10'6 (5.16m x 3.20m)

Two UPVC double glazed windows, central heating radiator, range of loss wall and base units, laminate work tops, oven, five ring electric hob, composite sink and drainer with mixer tap, plumbed for washing machine, space for an American fridge freezer, enclosed fuse box, coving, part tiled elevation, wood effect flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, wood effect flooring, doors to bathroom, two bedrooms, boiler cupboard with Baxi boiler and stairs to second floor.

### Bedroom One

13'11 x 12' (4.24m x 3.66m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'9 x 8'2 (3.28m x 2.49m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'4 x 5'9 (2.24m x 1.75m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and over head electric feed shower, tiled elevation and wood effect flooring.

## Second Floor

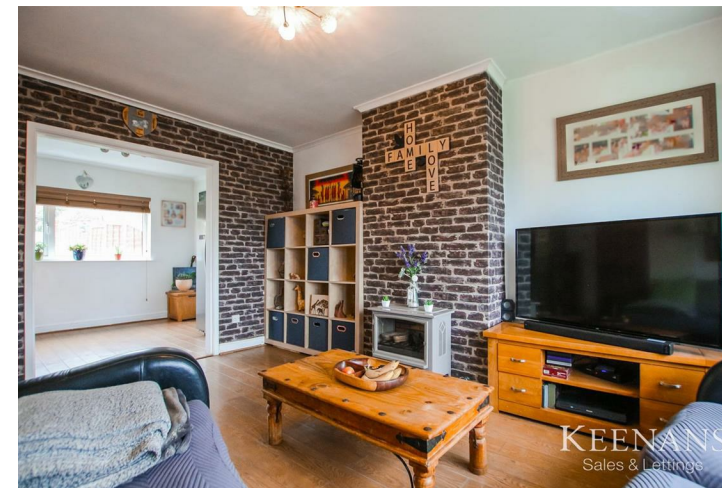
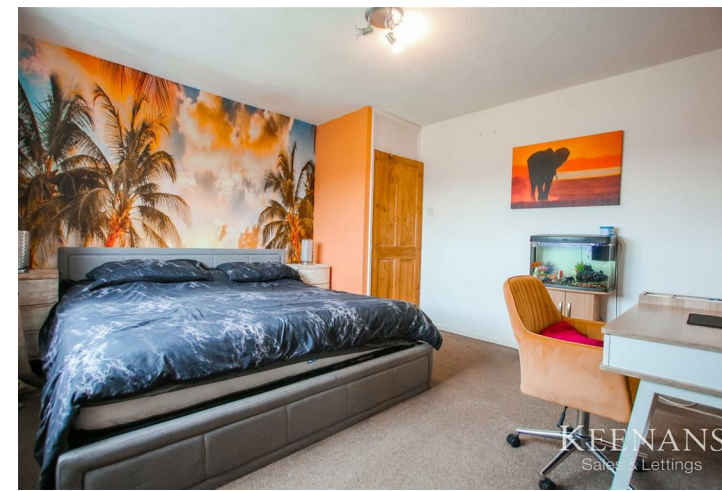
### Attic

22'9 x 7'6 (6.93m x 2.29m)

Velux window, central heating radiator and eave storage.

### External

Wrap around laid to lawn gardens, patio, off road garden and detached garage.



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