



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			87
(81-91) B			
(69-80) C		69	
(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	

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Pasturelands Drive, Billington, BB7 9LW

Asking Price £224,950

A DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI DETACHED HOME

Welcome to this charming property located on a quiet road of Pasturelands Drive in the picturesque village of Billington. This delightful home boasts four bedrooms, perfect for a growing family or those looking for extra space. Step outside and be amazed by the stunning garden to the rear of the property, a true oasis of tranquillity and not overlooked. Also benefiting from off road parking for up to three vehicles and situated within walking distance to Whalley, where you will find local amenities, transport links to neighbouring towns, as well as being with close proximity to well regarded schools. View early to avoid disappointment!

The property comprises briefly; entrance via a welcoming hallway which has doors to the reception room, four piece bathroom and staircase to the first floor. The reception room leads through to a spacious dining kitchen that has a sliding door out to the rear garden. The first floor landing houses doors on to four generously sized bedrooms and WC. Externally, to the rear of the property is an enclosed laid to lawn garden with bedding areas, decking and a large summerhouse which benefits from a fantastic wood burning stove. The front of the property has an impressed concrete driveway providing off road parking for multiple vehicles.

Contact our Clitheroe office today to arrange a viewing. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Pasturelands Drive, Billington, BB7 9LW

Asking Price £224,950



- Well Presented Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Four Piece Bathroom
- Impressive Rear Garden with Summerhouse
- Council Tax Band C

Ground Floor

Entrance Hall

9'5 x 9'4 (2.87m x 2.84m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, doors leading to reception room, bathroom and stairs to first floor.

Reception Room

16'6 x 10 (5.03m x 3.05m)

UPVC double glazed window, central heating radiator, coving to ceiling, spotlights, television point and double doors to kitchen/dining area.

Kitchen/Dining Area

16'2 x 9'11 (4.93m x 3.02m)

UPVC double glazed window, central heating radiator, coving to ceiling, mix of high gloss wall and base units, laminate worktops, integrated oven with four ring electric hob and extractor hood, stainless steel sink and drainer with mixer tap, American style fridge freezer and dishwasher, plumbing for washing machine, spotlights, tiled effect laminate flooring and UPVC double glazed sliding door to rear.

Bathroom

9'3 x 8'6 (2.82m x 2.59m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double panel bath with mixer tap, direct feed shower with rinse head, part tiled elevations, spotlights and tiled flooring.

First Floor

Landing

UPVC double glazed frosted window, ladder access to boarded loft, spotlights, doors leading to four bedrooms and WC.

Bedroom One

13 x 9'6 (3.96m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10 x 6'6 (3.05m x 1.98m)

UPVC double glazed window, central heating radiator and eave storage.

Bedroom Three

11 x 7'5 (3.35m x 2.26m)

UPVC double glazed window, central heating radiator, coving to ceiling and television point.

Bedroom Four

8'1 x 8 (2.46m x 2.44m)

UPVC double glazed window and central heating radiator.

WC

3'4 x 2'5 (1.02m x 0.74m)

Dual flush WC, pedestal wash basin with mixer tap, part tiled elevations and laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn, decking, patio area with fixed polycarbonate curtained gazebo featuring tiled flooring and TV, bedding areas and access to a large summerhouse.

Summerhouse

16'0" x 9'10" (4.9 x 3)

Multifuel log burner, lighting, electrics, TV and access to hot tub area with full electrics and permanent wooden gazebo overhead.

Front

Off road parking.

