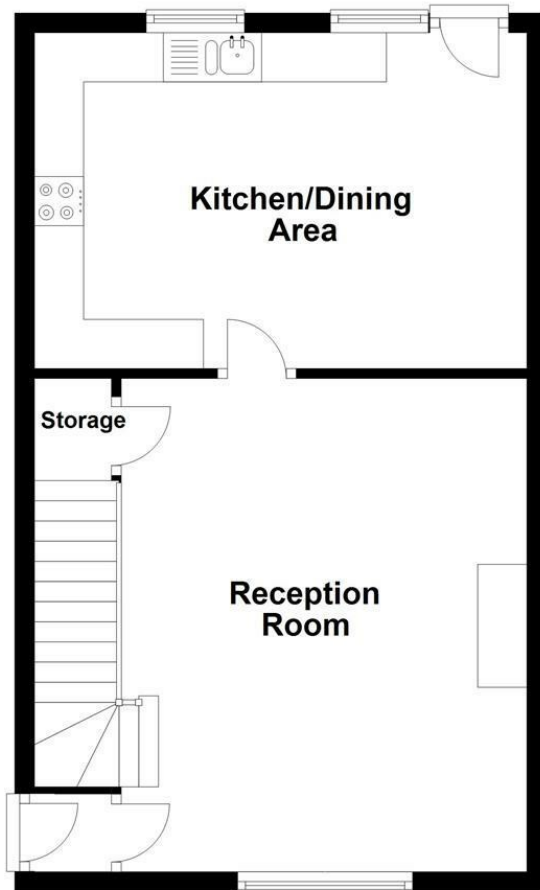
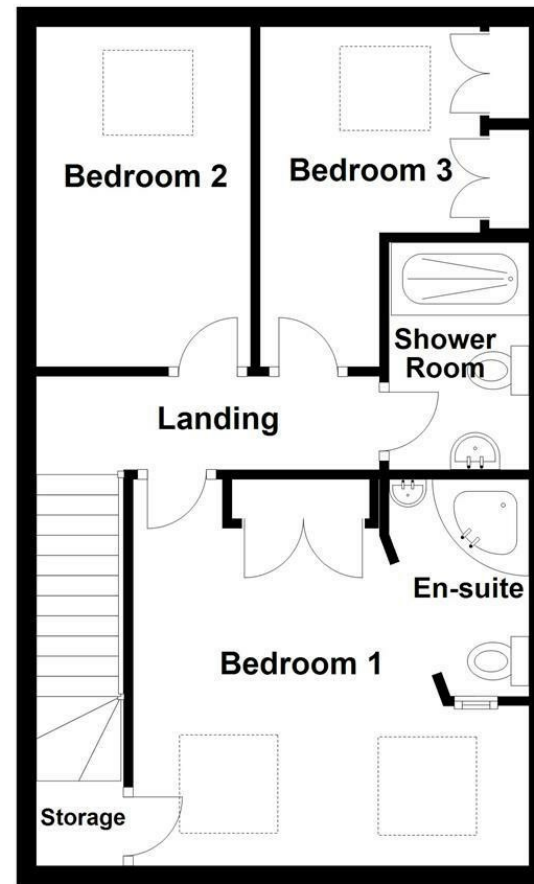


Ground Floor



First 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.



## Whalley Road, Clitheroe, BB7 9NF

### Asking Price £269,950

A CHARMING MID TERRACED COTTAGE IN A PICTURESQUE LOCATION WITH GARAGE

Welcome to this fantastic mid terraced property, privately accessed and located on Whalley Road in the picturesque village of Billington. This delightful house boasts character and charm, stunning gardens with panoramic countryside views, three generously sized bedrooms, a large fitted kitchen as well as off road parking and a garage. This property would be perfectly suited to a small family or couple looking for a fantastic home in a great location. Situated only a short drive away from nearby Whalley and Clitheroe where you will find local shops, amenities and well regarded schools. Don't miss the opportunity to make this house your own and enjoy the tranquil surroundings of Billington.

The property comprises briefly; entrance via the vestibule into a welcoming reception room that has a door to the dining kitchen and staircase to the first floor. The kitchen has plenty of space and a door leading out to the rear garden. The first floor landing houses doors on to three generously sized bedrooms and a shower room. The main bedroom benefits from an en suite bathroom. Externally, to the rear of the property is a three tiered garden with flagged patio, bedding, stone chip areas and private views to rear fields. The front of the property offers two parking spaces and access to a single garage which has boarded storage.

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| 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.

# Whalley Road, Clitheroe, BB7 9NF

Asking Price £269,950



- Charming Mid Terraced Cottage
- Spacious Dining Kitchen
- Off Road Parking for Two Vehicles and Garage
- EPC Rating TBC
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Countryside Views to Rear
- Council Tax Band

## Ground Floor

### Entrance Vestibule

2'8 x 2'7 (0.81m x 0.79m )

Composite front door and hardwood door to reception room.

### Reception Room

16'6 x 16'5 (5.03m x 5.00m )

Hardwood double glazed window, two central heating radiators, television point, gas fire with marble surround, understairs storage, door to kitchen/dining area and stairs to first floor.

### Kitchen

16'6 x 11'3 (5.03m x 3.43m )

Two hardwood double glazed windows, central heating radiator, mix of wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated fridge and freezer, plumbing for washing machine, spotlights, tiled flooring and hardwood double glazed door to rear.

## First Floor

### Landing

Loft access, doors leading to three bedrooms and shower room.

### Bedroom One

13'4 x 12'11 (4.06m x 3.94m)

Two Velux windows, central heating radiator, fitted wardrobes, hardwood doors to eave storage and open access to en suite.

### En Suite

7'3 x 3'8 (2.21m x 1.12m)

Stained glass window, dual flush WC, pedestal wash basin with mixer tap, corner jacuzzi bath with mixer tap and rinse head, spotlights, fully tiled elevations and laminate flooring.

### Bedroom Two

11'4 x 7'2 (3.45m x 2.18m)

Velux window and central heating radiator.

### Bedroom Three

11'4 x 6'9 (3.45m x 2.06m)

Velux window, central heating radiators and fitted wardrobes.

### Shower Room

7'7 x 5 (2.31m x 1.52m )

Central heating radiator, low base WC, pedestal wash basin with traditional taps, walk-in electric shower, fully tiled elevations and wood effect laminate flooring.

## Exterior

### Rear

Enclosed tiered garden with flagged patio, bedding areas, and timber shed.

### Front

Off road parking and access to single garage.



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