



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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			74

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.

Meadow Close, Billington, BB7 9LH

£225,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout with the most impressive dining kitchen, two bathrooms and spacious rooms throughout, this exceptional three double bedroom semi detached property is being proudly welcomed to the market in the sought after location of Billington on a quiet cul de sac. With open plan living space, modern fixtures and fittings and stylish decoration, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Whalley, Blackburn and Preston. Benefiting from off road parking, fantastic garden space and a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted dining kitchen, shower room and staircase to the first floor. The kitchen boasts modern wall and base units, quartz surface and high quality integrated appliances and leads openly on to a conservatory. The first floor comprises of doors on to three double bedrooms and a family bathroom. Externally, there is an enclosed wraparound garden to the rear with paving, decking and artificial lawn, as well as a superb summerhouse. To the front there is a garden with stone flag paving, bedding and off road parking.

For further information or to arrange a viewing please contact our Ribble Valley team at your earliest convenience.

Meadow Close, Billington, BB7 9LH

£225,000



- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Double Bedrooms
- Spacious Interiors Throughout
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

18'11 x 5'9 (5.77m x 1.75m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, feature wall light, meter cupboard, understairs storage, doors to reception room, kitchen/dining area, shower room and stairs to first floor.

Reception Room

18'11 x 11'11 (5.77m x 3.63m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point, two feature wall lights and wood effect laminate flooring.

Kitchen/Dining Area

18'11 x 11'4 (5.77m x 3.45m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with quartz worktops and upstands, one and a half bowl inset sink with high spout mixer tap, integrated electric double Hotpoint oven with four ring induction hob and Hotpoint extractor hood, integrated full length fridge, integrated freezer and dishwasher, plumbing for washing machine, under unit lighting, spotlights, wood effect TLC flooring and open to conservatory.

Conservatory

14'3 x 12'5 (4.34m x 3.78m)

UPVC double glazed window, central heating radiator, double glazed roof, spotlights, television point, cast iron wood burning stove and UPVC double glazed French doors to rear.

Shower Room

8'5 x 5'9 (2.57m x 1.75m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, spotlights and wood effect laminate flooring.

First Floor

Landing

9'10 x 9'4 (3.00m x 2.84m)

UPVC double glazed window, loft access, doors leading to three double bedrooms, bathroom, boiler cupboard and storage cupboard.

Bedroom One

18'11 x 8'10 (5.77m x 2.69m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

12'4 x 8'0 (3.76m x 2.44m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

10'1 x 9'4 (3.07m x 2.84m)

UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 6'4 (2.01m x 1.93m)

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

Exterior

Rear

Enclosed garden with paving, decking, artificial lawn and summerhouse.

Front

Laid to lawn garden, stone flag paving, bedding areas and off road parking.

