



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		77
(69-80)	C		
(55-68)	D	50	
(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.

May Terrace, Billington, BB7 9NB

£199,950

A BEAUTIFULLY PRESENTED, THREE BEDROOMED END TERRACED PROPERTY IN THE HEART OF BILLINGTON.

This exceptionally maintained, three bedroomed terraced home is proudly introduced to the market in a highly considered area of Billington. Situated within close proximity of schools, amenities and transport links to Clitheroe and Blackburn, the property would ideally suit a first time buyer, young family or couple. With a neutral interior presentation, quality fixtures and fittings and generously proportioned rooms.

The property comprises briefly; Entrance into a hallway. The hallway houses a staircase to the first floor and has a door leading to a sizeable reception room which features a multi fuel burning stove and allows access via an open archway to a second reception room. The second reception room leads to a fitted kitchen with an adjoining utility room. To the first floor, you will find three bedrooms and a house bathroom suite. Externally, the property enjoys a fully enclosed, sizeable yard with a shed and gated rear access. There is potential to create a driveway for one car. The property is also garden fronted.

Viewings can be arranged by calling our Clitheroe team today.

May Terrace, Billington, BB7 9NB

£199,950



- End Terrace Property
- Three Piece Bathroom
- Sought After Area
- EPC Rating E
- Two Spacious Reception Rooms
- Fitted Kitchen
- Close to Amenities
- Three Bedrooms
- Enclosed Paved Patio Garden
- Close Proximity to Commuter Links

Ground Floor

Hall

9'22 x 3'55 (2.74m x 0.91m)

Composite double glazed door to vestibule, real wood floor open to hallway, central heating radiator, stairs to first floor, door to reception room one.

Reception Room One

12'96 x 12'51 (3.66m x 3.66m)

UPVC double glazed window, central heating radiator, real wood floor, cast iron multi fuel fire, real wood mantle, open to reception room two.

Reception Room Two

14'29 x 13'02 (4.27m x 4.01m)

UPVC double glazed window, central heating radiator, real wood floor, door to kitchen

Kitchen

9'96 x 6'99 (2.74m x 1.83m)

UPVC double glazed window, wood effect floor, range of cream panelled wall and base units, granite effect work tops, tiled splash back, stainless steel one and a half bowl sink and drain with mixer tap, electric oven, gas hob, extractor hood, central heating radiator, UPVC double glazed door to utility.

Utility

5'98 x 4'40 (1.52m x 1.22m)

UPVC double glazed window and door to rear, plumbing for dryer, granite effect worktops

First Floor

Landing

14'65 x 6'79 (4.27m x 1.83m)

Loft access, smoke alarm, doors to three bedrooms and bathroom

Bedroom One

12'83 x 9'86 (3.66m x 2.74m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes

Bedroom Two

9'23 x 9'17 (2.74m x 2.74m)

UPVC double glazed window, central heating radiator, television point

Bedroom Three

9'59 x 7'73 (2.74m x 2.13m)

UPVC double glazed window, central heating radiator, television point

Bathroom

9'59 x 7'73 (2.74m x 2.13m)

UPVC double glazed frosted window, panel bath with shower, twin flush WC, pedestal wash basin, extractor fan, spotlights, fitted storage

Rear External

Enclosed yard



Tel: 01200422824

www.keenans-estateagents.co.uk