



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	

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Whalley Road, Billington, BB7 9LG

£299,950

A BEAUTIFULLY MAINTAINED TWO BEDROOM TRUE BUNGALOW IN A SOUGHT AFTER LOCATION

Welcome to this charming property located on Whalley Road in the picturesque village of Billington. This immaculate two-bedroom detached true bungalow offers a tranquil lifestyle in an idyllic setting with stunning countryside views.

As you step into this lovely home, you'll be greeted by a spacious dining kitchen, perfect for hosting family and friends or simply enjoying a quiet meal overlooking the beautiful surroundings. Also having a cosy yet bright reception room, modern shower room and two generously sized bedrooms. The property boasts a wrap-around garden, ideal for relaxing in the fresh air or indulging in some gardening.

Convenience is key with off-road parking available, ensuring you never have to worry about finding a space after a long day out. Additionally, being in close proximity to Whalley provides easy access to local amenities, making daily errands a breeze.

Don't miss out on the opportunity to own this delightful property that offers both serenity and practicality. Embrace the peaceful countryside lifestyle while still being within reach of everything you need. Contact us today to arrange a viewing and make this charming bungalow your new home.

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- Immaculate Detached True Bungalow
- Three Piece Shower Room
- Off Road Parking
- EPC Rating TBC
- Two Bedrooms
- Perfect Family Home
- Tenure Freehold
- Spacious Fitted Dining Kitchen
- Extensive Garden to Front
- Council Tax Band D

Ground Floor

Entrance Hall

12'6 x 5'4 (3.81m x 1.63m)

Composite entrance door, central heating radiator, coving, doors to reception room, kitchen/dining area, two bedrooms and shower room.

Reception Room

12'5 x 12' (3.78m x 3.66m)

UPVC triple glazed bay window, central heating radiator, coving, TV point and electric fire in marble hearth and surround.

Bedroom One

13'3 x 11'10 (4.04m x 3.61m)

UPVC double glazed window, UPVC triple glazed bay window, central heating radiator and coving.

Bedroom Two

9'10 x 9'5 (3.00m x 2.87m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

6'9 x 5'4 (2.06m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin, walk-in direct feed rainfall shower with rinse head, tiled elevations and laminate flooring.

Kitchen/Dining Area

19'7 x 12'5 (5.97m x 3.78m)

Three UPVC double glazed windows, central heating radiator, coving, range of high gloss wall and base units, laminate worktops, space for cooker, glass splashback, integrated extractor hood, one and a half bowl composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, laminate flooring and composite door to rear porch.

Rear Porch

6'9 x 4'8 (2.06m x 1.42m)

Two UPVC double glazed windows, central heating radiator, space for dryer, laminate flooring and UPVC door to rear.

External

Rear

Enclosed garden with paved patio, bedding areas, timer shed and access to summerhouse.

Front

Laid to lawn, bedding areas and off road parking.



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