



Situated in a peaceful tucked-away position within the sought-after village of Billington, this semi-detached three-bedroom home presents a fantastic opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property is full of potential, offering generous accommodation, attractive gardens, and a desirable setting close to the heart of the Ribble Valley.

A welcoming entrance hall leads into a bright and airy living room, where dual-aspect windows allow natural light to flood the space. An attractive fireplace with a granite-effect hearth and surround along with a gas fire providing a focal point, while the room flows openly into the dining area, creating an ideal layout for both everyday living and entertaining. The dining room enjoys pleasant views over the rear garden through a large picture window and offers direct access to the kitchen.

The kitchen is fitted with a range of wooden wall and base units complemented by granite-effect worktops, tiled splashbacks, an integrated Neff oven, Zanussi electric hob, stainless steel sink and cooker hood. Whilst perfectly functional, it offers excellent scope for refurbishment to suit modern tastes. A useful utility room sits alongside, featuring a Belfast sink, internal storage cupboard and access to both the front and rear gardens, together with a convenient ground floor WC.

To the first floor, the landing provides access to three well-proportioned bedrooms, the family bathroom, separate WC, airing cupboard and loft access. The principal bedroom is a spacious double, retaining character with its original cast iron fireplace and benefiting from fitted storage. The second bedroom is another generous double, while the third offers flexibility as either a comfortable single bedroom or a smaller double. All three bedrooms provide an excellent blank canvas for modernisation.

The family bathroom is fitted with a large walk-in shower, vanity wash hand basin with storage, heated towel rail and is fully tiled, whilst the separate WC adds practicality for family living.

Externally, the property is approached via a gated driveway providing off-road parking for two vehicles, alongside a lawned front garden with planted borders. The spacious rear garden is a particular highlight, offering a combination of lawn and paved seating areas surrounded by mature trees and established shrubs, creating a private and peaceful outdoor space with plenty of potential for landscaping. Side access from the driveway completes the exterior.

Offering generous living space, a superb plot and endless potential, this is an excellent opportunity to acquire a detached home in one of the Ribble Valley's most desirable villages, ready to be transformed into a wonderful long-term family residence.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band A

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 12.30pm

01254 828810

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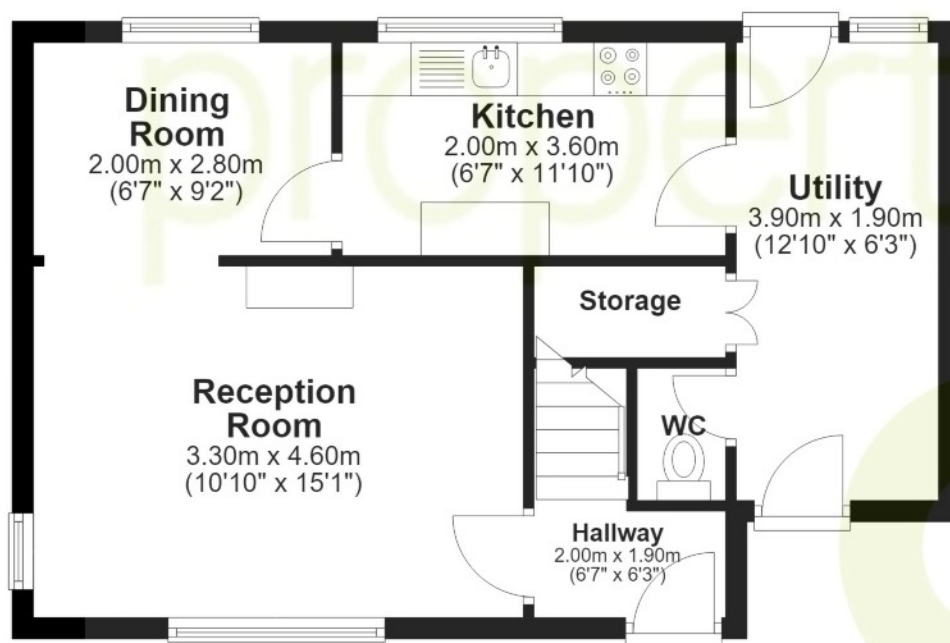




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Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 91.8 sq. metres (988.2 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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