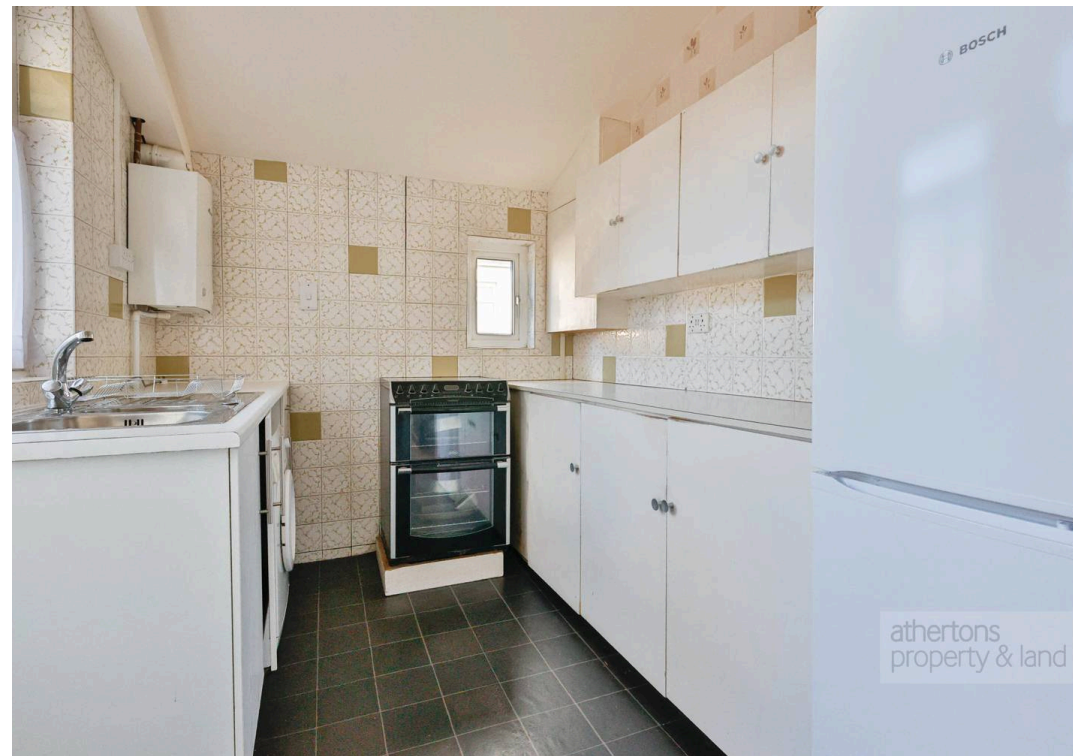




Sunnyside Avenue, Billington, Ribble Valley BB7
£170,000



A charming three bedroom property, situated in a lovely quiet location, offering bright, spacious and airy accommodation arranged over two floors. Full of character and original features, the property requires modernisation throughout and provides an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste.

The property is entered via a welcoming **entrance vestibule**, with an external UPVC door, original floor tiles and a wooden door leading through to the hallway. The **hallway** retains its original character and features coving, with doors leading to the principal reception rooms and stairs rising to the first floor.

The **first reception room** is a bright and well-proportioned room with coving, a gas fire set within a granite hearth and French doors providing access through to the second reception room. The **second reception room** is a particularly generous living and dining space with original windows, coving and an electric fire. The room is naturally bright and, while requiring modernisation, offers versatile accommodation.

The **kitchen** is fitted with a range of wall and base units, tiled splashbacks and a stainless steel sink and drainer. There is plumbing for a washing machine and space for a fridge freezer. The kitchen is a good size and benefits from bright, useful accommodation, with lino flooring and a door leading to the rear exterior.

To the **first floor**, the property provides three bedrooms. **Bedroom one** is a spacious principal bedroom retaining original features and benefiting from a large useful storage cupboard. There is also access to a **Jack and Jill bathroom**, shared between the master bedroom and landing. The bathroom is fitted with a PVC-panelled bath, wash hand basin and WC, with partial wall tiling.



Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



First Floor

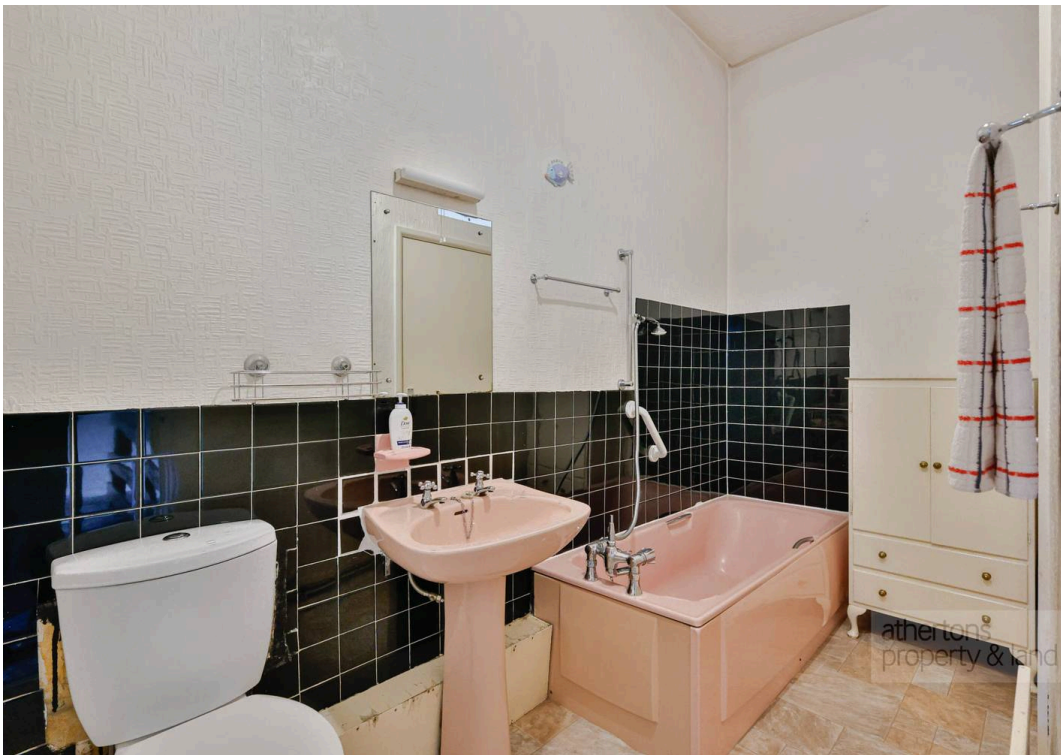
Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 94.6 sq. metres (1018.8 sq. feet)

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







Bedroom two is another well-proportioned room with fitted wardrobes / storage cupboards, while **bedroom three** is suitable as either a small double or spacious single bedroom, depending on requirements.

Externally, the property benefits from a **rear exterior with two useful outbuildings**, providing practical storage and further potential for use according to the new owner's requirements.

The property is offered **chain free** and is particularly suited to those looking for a character property with scope for modernisation and improvement. There is on-street parking and the property occupies a peaceful setting, whilst remaining conveniently positioned for local amenities and transport links.

Services

All mains services are connected.

Tenure

We understand from the vendors that the property is Freehold.

Energy Performance Rating

D.

Council Tax

Band B.

