



Elker Lane, Billington, Ribble Valley BB7
£249,950



An attractive **three-bedroom Edwardian mid-terraced home** enjoying a superb position on Elker Lane, with **open countryside aspects to the front and wonderful views towards Whalley Nab to the rear**. Brimming with period character and offering generously proportioned, flexible accommodation, the property benefits from **two reception rooms, an open-plan kitchen and dining area, useful outbuildings and off-road parking**.

The property retains a number of appealing period details, which combine with well-proportioned rooms to create a characterful and versatile family home. Its position is a particular highlight, offering impressive outlooks whilst remaining conveniently placed for the amenities and transport links of Billington and the surrounding Ribble Valley.

The accommodation opens into an **entrance hallway**, where timber panelling adds character and stairs rise to the first floor. There is also useful under stair storage storage. To the front is a spacious **reception room**, featuring a large bay window which brings plenty of natural light into the room. Further character is provided by a picture rail and a gas fire with timber surround.

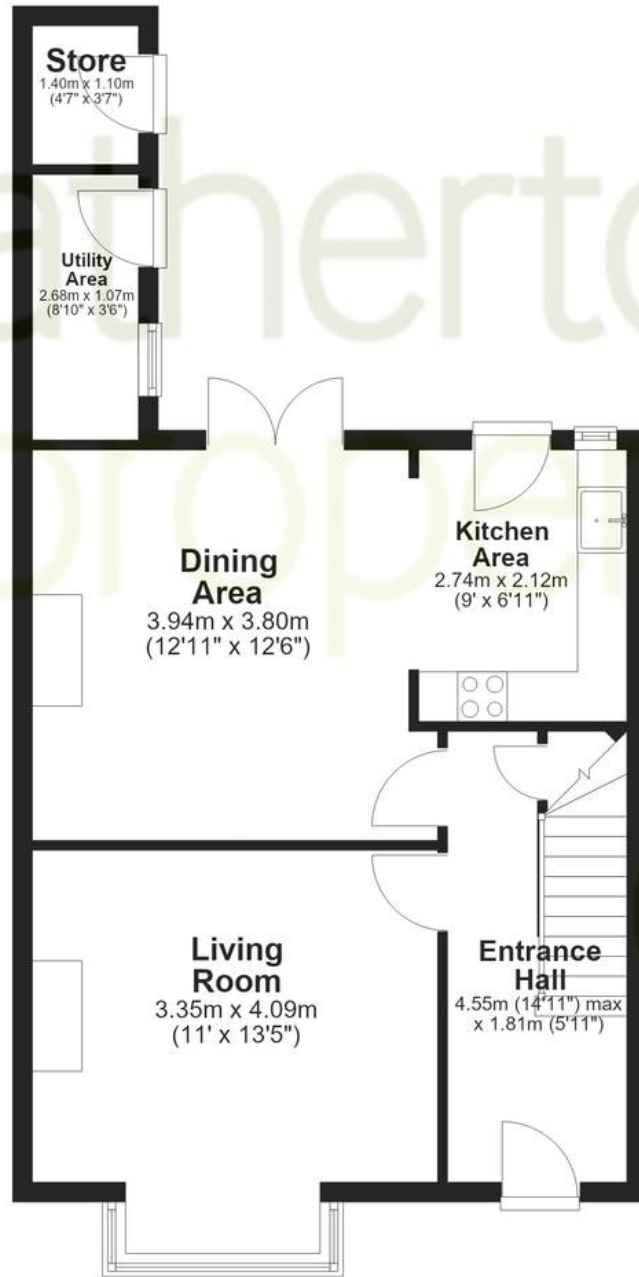
The second reception room provides excellent additional living space and opens through into the **kitchen and dining area**, creating a large and sociable arrangement with plenty of flexibility for both everyday living and entertaining. French doors provide access to the rear garden, while an electric fireplace forms a focal point within the reception area.

The kitchen has a tiled floor and is fitted with a range of base units with complementary work surfaces, together with an electric oven and gas hob. An external door provides further access to the rear. A useful **utility store**, accessed from the rear garden, houses the Worcester Bosch combination boiler and provides plumbing for a washing machine. There is also a further attached store building, providing valuable additional storage.



Ground Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 93.8 sq. metres (1009.7 sq. feet)

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







On the first floor, the **landing** provides access to three bedrooms and the family bathroom, together with a storage cupboard and loft access. There are **two spacious double bedrooms and a further single bedroom**. The outlooks are a real feature of the first floor, with the rear bedroom enjoying particularly impressive views towards **Whalley Nab**, while the front elevation takes in attractive open views across the surrounding countryside.

The **bathroom** is finished with tiled flooring and walls and comprises a panelled bath with overhead shower and screen, vanity wash basin and WC.

Externally, the rear offers **paved and gravelled garden areas** with planted beds and established high borders providing a good degree of privacy. The garden also gives access to the useful outbuildings. The property further benefits from **off-road parking**.

A characterful Edwardian home with generous accommodation, attractive period features and superb Ribble Valley outlooks, well suited to a range of buyers. **Early viewing is highly recommended to appreciate the space, flexibility and setting on offer.**

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E (50).

