



## 111 Pasturelands Drive, Billington

£255,000 Freehold

Spacious three-bed semi-detached true bungalow with modern kitchen, garage, parking, private garden with views, and no chain. Close to schools, bus routes, and Whalley village amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This three-bedroom semi-detached true bungalow offers an opportunity to secure a spacious and versatile home in a sought-after setting. The property features flexible accommodation with superb further potential, including the possibility of extending into the roof space (subject to permissions). Inside, you will find three generous double bedrooms, alongside a modern three-piece bathroom. The spacious lounge is ideal for relaxing or entertaining, complemented by a modern fitted kitchen. Additional practical benefits include a useful rear lean-to, gas central heating, and double glazing throughout. The property is offered freehold and with no onward chain, making it an excellent choice for a range of buyers, including downsizers or families. Situated within walking distance of local bus routes, well-regarded schools, and the amenities of Whalley village, this bungalow combines convenience within a sought-after residential setting.

Outside, the property boasts a tarmac and block paved driveway with parking for three cars, with a decked frontage that enhances its kerb appeal. The integral single garage is equipped with power and lighting, and offers additional storage space above. A side access path leads through to the rear lean-to and rear garden, which is part landscaped and offers further scope for

enhancement. The garden enjoys a raised timber decked area at the rear - perfect for enjoying the lovely elevated views across the valley, the fells, and Stonyhurst. With open fields adjoining to the rear, the garden is not overlooked, ensuring privacy and a sense of space which is enclosed with privacy timber fencing and a stone wall.

- Semi-Detached True Bungalow
- Flexible Accommodation With Superb Further Potential
- 3 Double Bedrooms - Modern 3-pce Bathroom
- Private Rear Garden -Overlooking Fields, With Valley Views
- Spacious Lounge; Modern Fitted Kitchen
- Potential to Extend into the Roof Space (Subject to Permissions)
- Single Garage With Additional Storage; Good 3-Car Driveway
- Rear Useful Lean-To; Gas CH & Double Glazing
- No Onward Chain; Freehold
- Walking Distance for Local Bus Routes, Schools & Whalley Village



**Entrance Vestibule**

uPVC double glazed front door and surround, meter cupboard, wall mounted combination gas central heating boiler.

**Lounge**

uPVC double glazed window, TV point, internal personal door to garage, panel radiator.

**Bedroom One**

Double room, uPVC double glazed window, panel radiator, TV point.

**Inner Hallway****Kitchen**

Modern light grey fitted kitchen with laminate worktops, integrated electric oven and grill, 4-ring ceramic hob, part tiled walls, extractor filter canopy, sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, uPVC double glazed window, vinyl style flooring, uPVC double glazed external door.

**Bedroom Two**

Double room, panel radiator, uPVC double glazed window.

**Bedroom Three**

Double room, panel radiator, uPVC double glazed window.

**Bathroom**

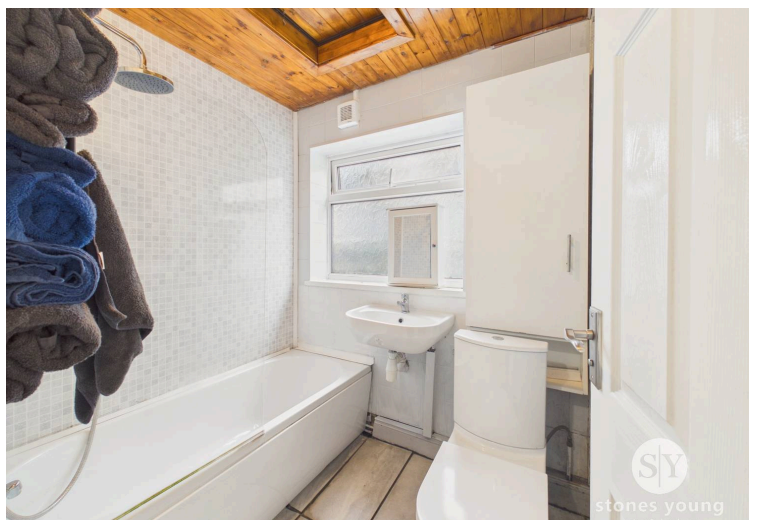
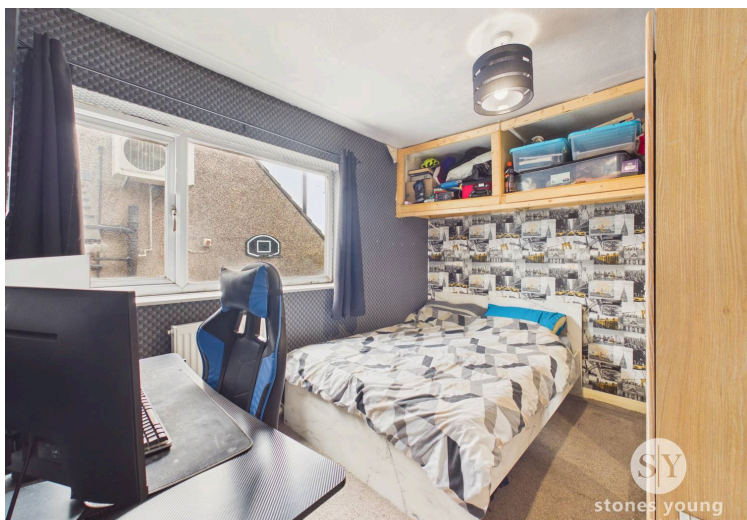
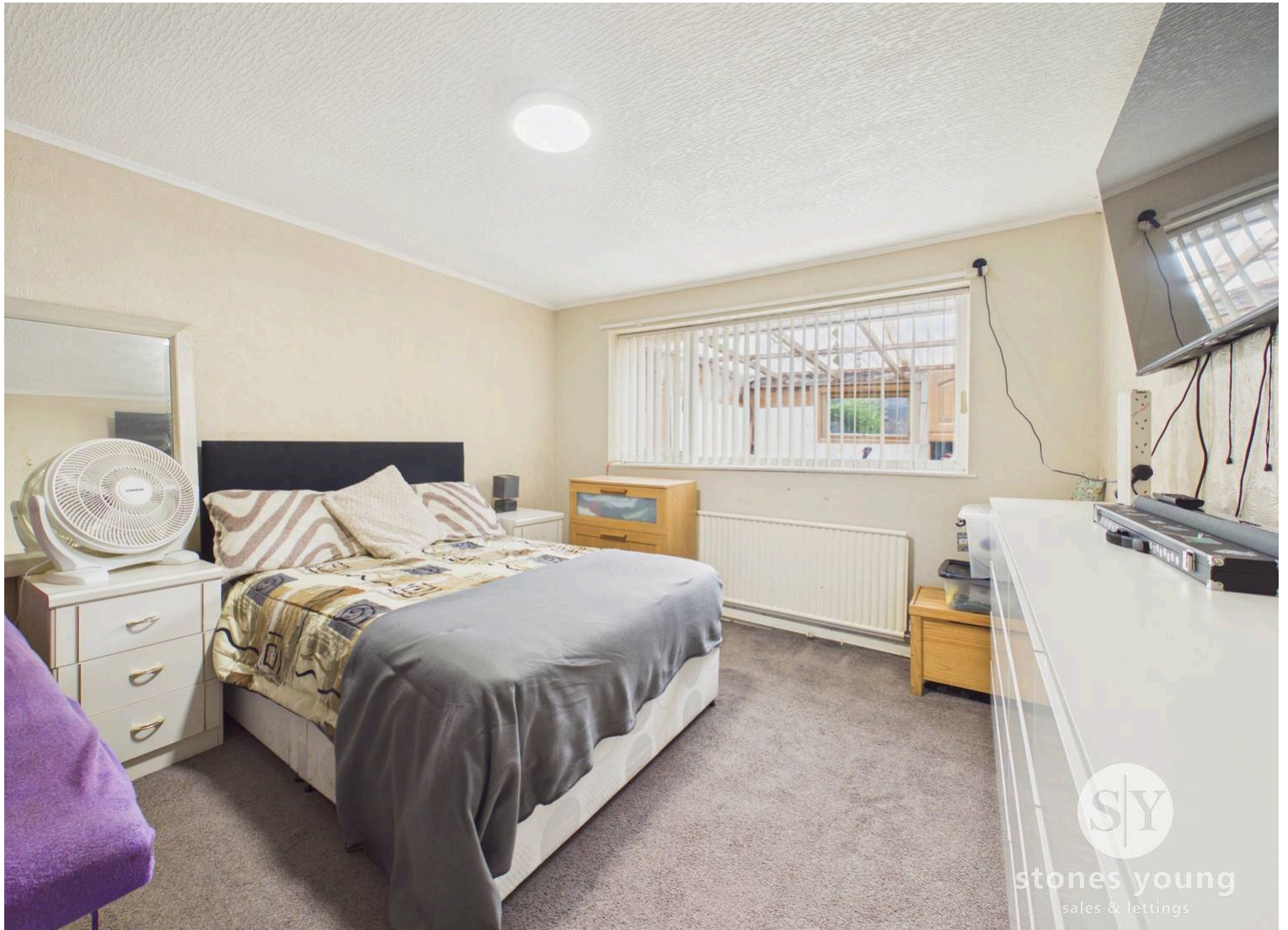
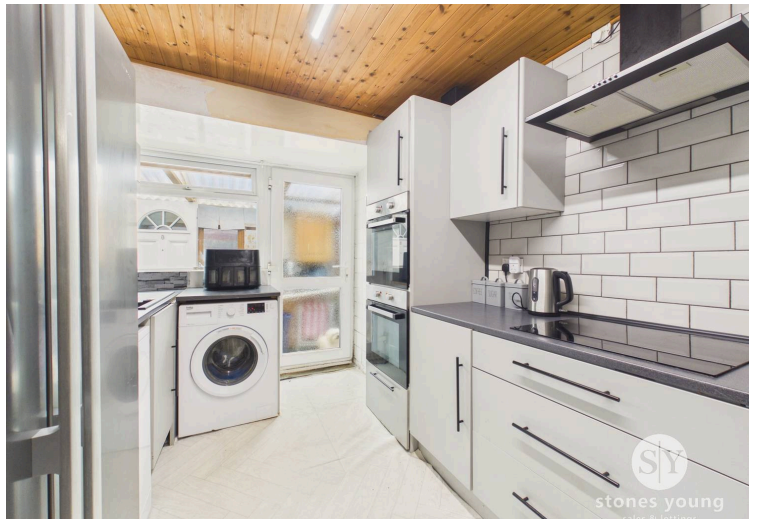
3-pce white suite, panel bath with rainfall thermostatic shower and additional shower, wash basin with mixer tap, low level w.c., panel radiator, tiled flooring, uPVC double glazed window, extractor fan, loft access, panelled ceiling.

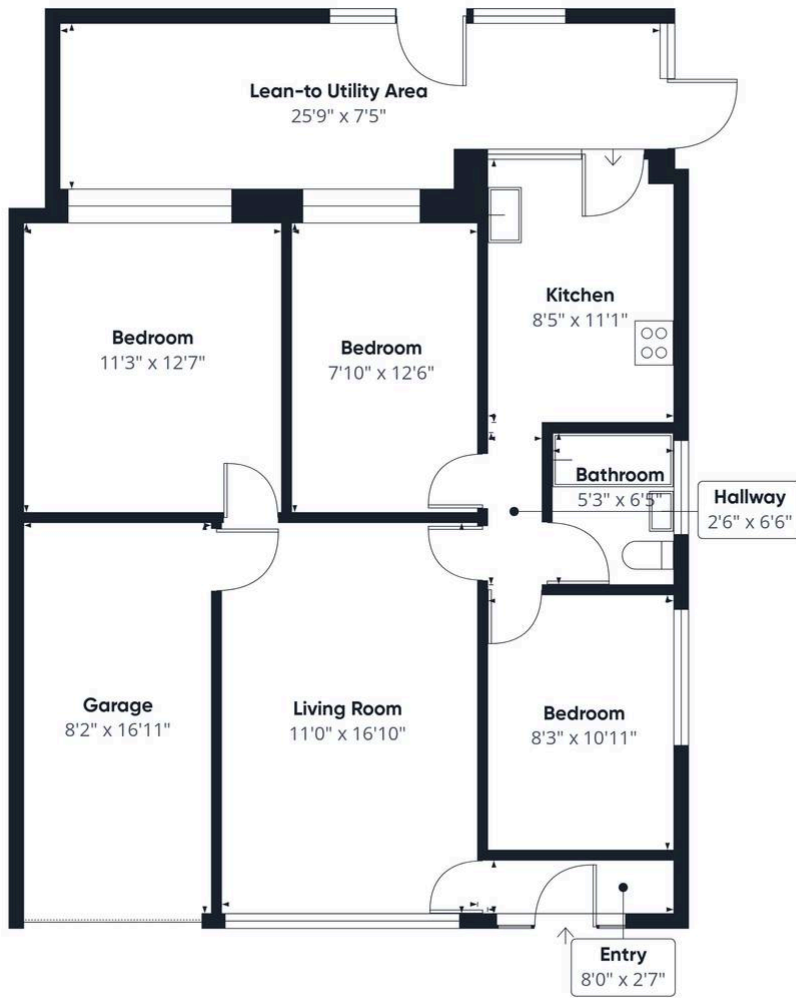
**Lean-to Storage Area**

Cold water tap, uPVC double glazed windows, external door to garden, side uPVC double glazed sliding door.

**Garage**

Up & over door, power and lighting, with storage area above, door to lounge.





Approximate total area<sup>(1)</sup>  
997 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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