



Billington Gardens, Billington, Ribble Valley BB7
£249,950



An immaculately presented and comprehensively refurbished three double-bedroom, terraced home, offering well-planned accommodation arranged over two floors. Combining a contemporary specification with generous gardens, excellent entertaining space and attractive views towards Longridge Fell, the property is ideally suited to those looking for a turnkey home with plenty of outside space. The property boasts under floor heating to ground floor, re-roof, upvc windows and doors, tiled flooring, bi-folding doors to the garden, expansive gardens, modern tiled bathroom and much more.

Offered for sale with no onward chain, the property is ready for its next owners to move straight in and enjoy.

The accommodation opens into a welcoming entrance hall, with stairs rising to the first floor, under stair storage and access into the principal ground-floor living areas. The layout has been designed with modern living in mind, with the kitchen and lounge forming the heart of the home and enjoying a natural flow between the two spaces.

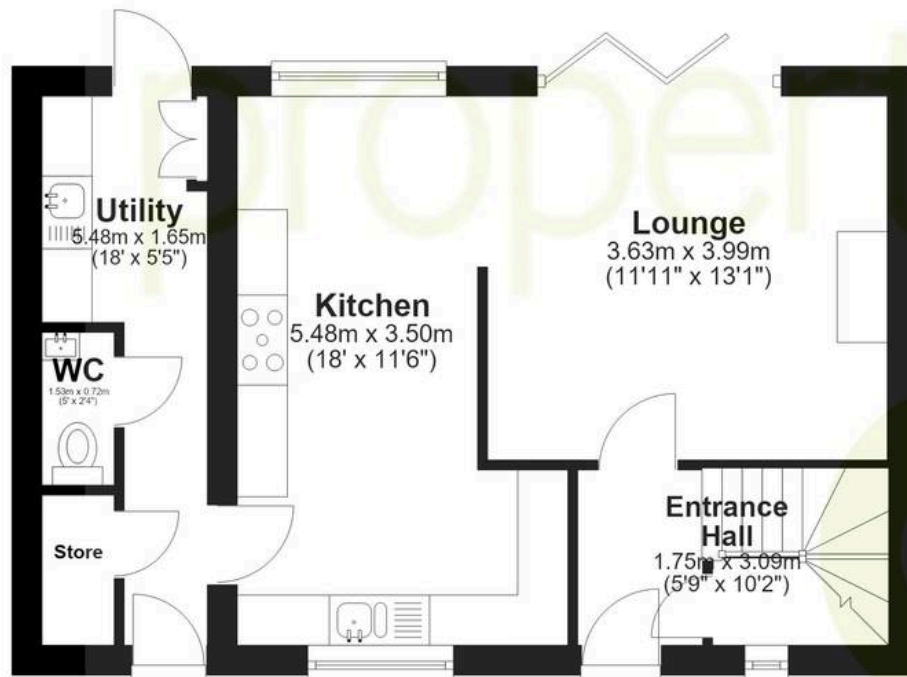
The kitchen is particularly generous and fitted with a contemporary range of units together with a selection of integrated appliances. There is ample space for dining, making this a sociable room for both everyday family life and entertaining. The adjoining lounge provides a comfortable yet stylish reception space, with a log-burning stove creating an attractive focal point. Bi-folding doors open directly onto the garden, bringing plenty of natural light into the room and providing an excellent connection between the internal and external entertaining areas.

Adding considerably to the practicality of the ground floor is a substantial utility room, together with a separate WC and useful store. Tiled flooring, underfloor heating to the ground floor, uPVC double glazing and a modern heating system further complement the high standard of refurbishment.



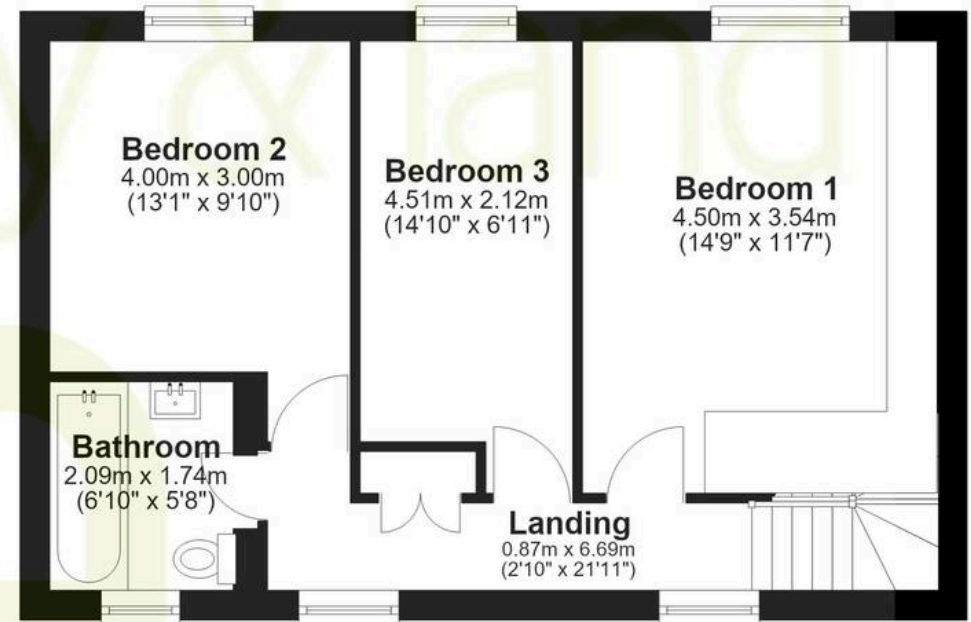
Ground Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



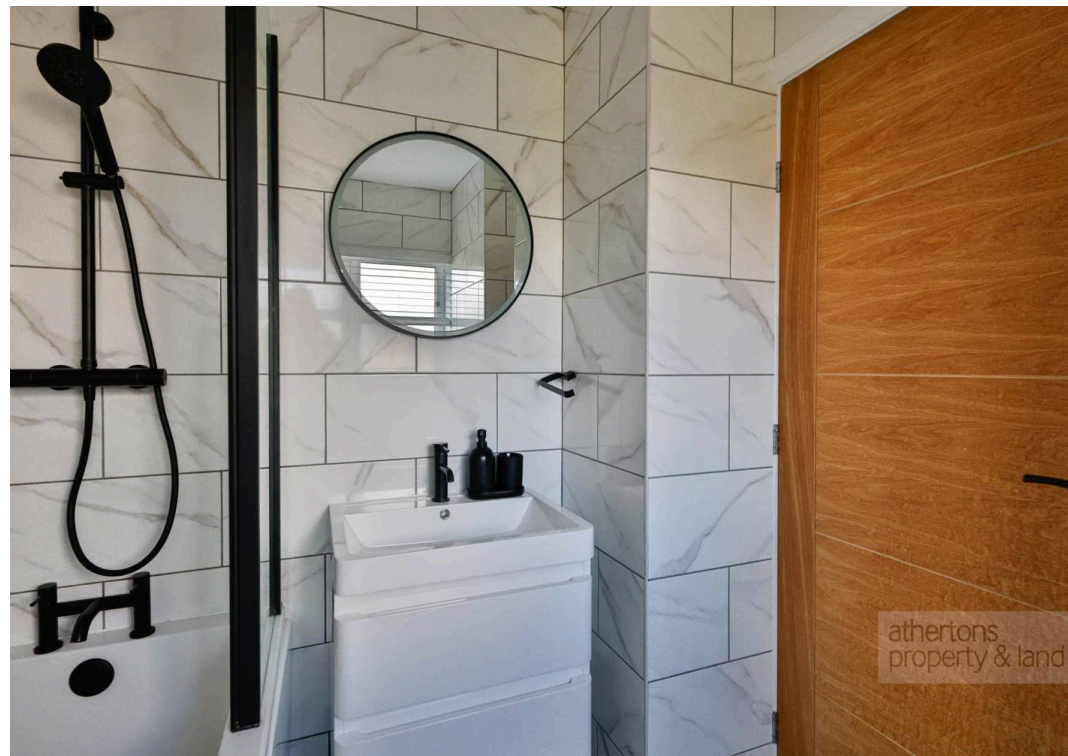
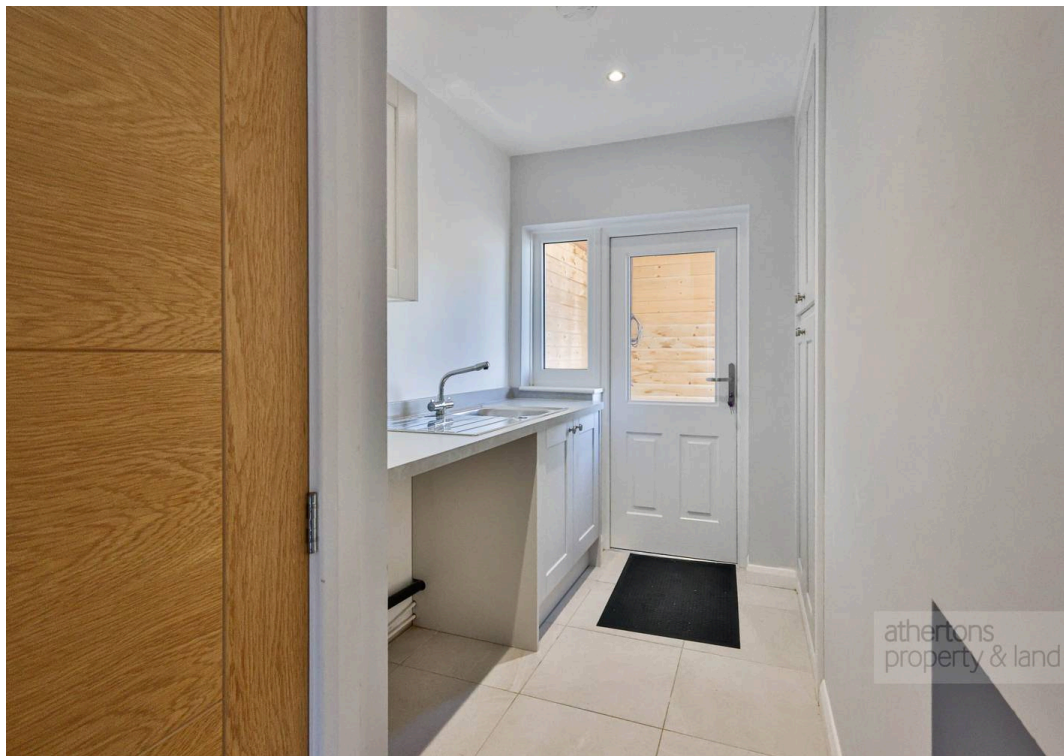
First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)

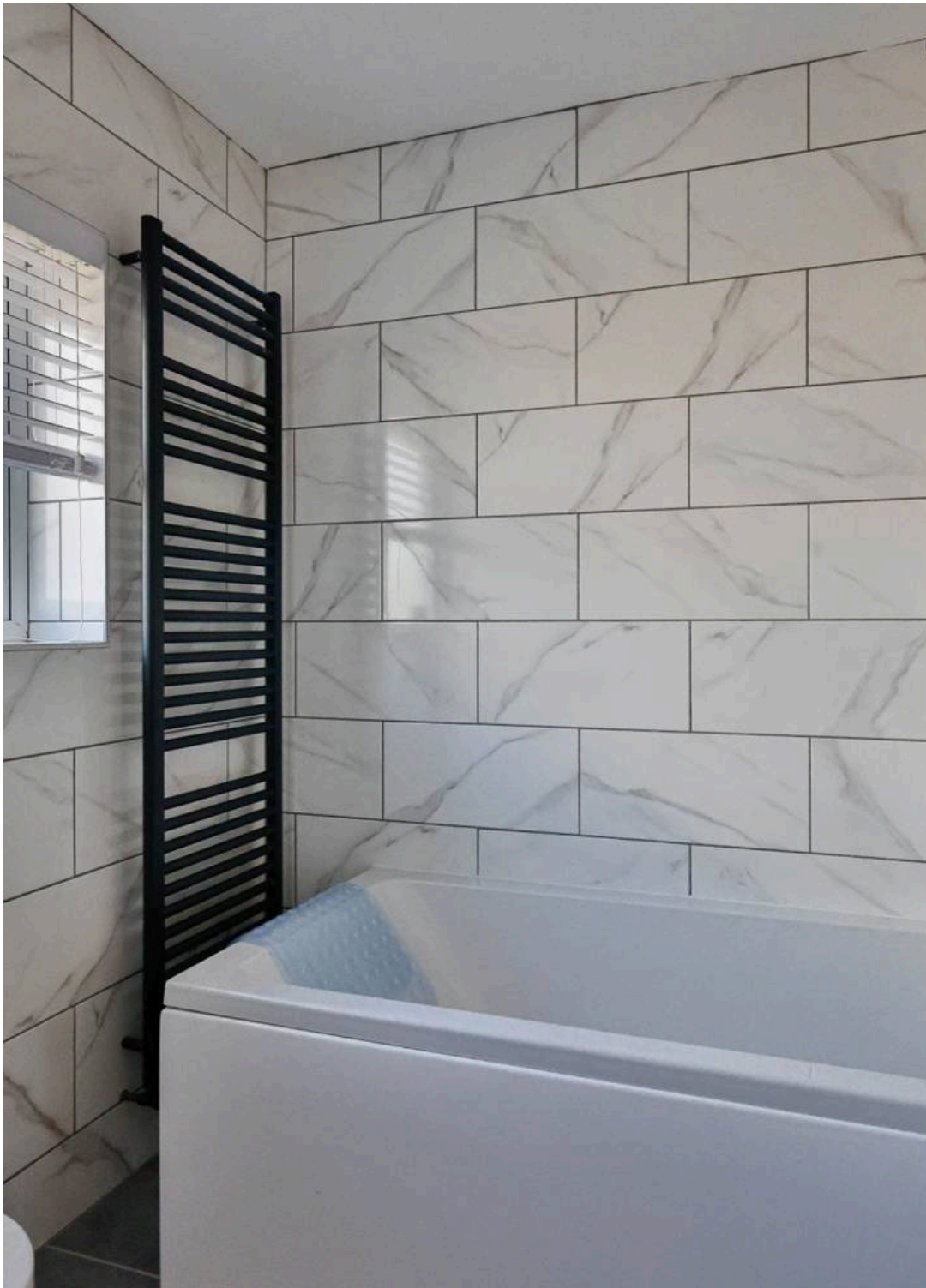


Total area: approx. 95.7 sq. metres (1030.5 sq. feet)

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







10 Billington Gardens

Billington, Clitheroe

To the first floor, a central landing provides access to three genuine double bedrooms and the house bathroom. The principal bedroom is particularly spacious and benefits from fitted wardrobes, while the remaining two bedrooms are both well proportioned, providing excellent flexibility for family life, guests or those requiring space to work from home. The accommodation is completed by a well-appointed, modern three-piece 3pc bathroom with tiled floor and walls.

Externally, the property occupies a generous plot and offers ample on-street parking to the front, complemented by landscaped patio and gravelled areas. To the rear is a particularly impressive garden providing plenty of room for children, pets and keen gardeners alike. A decked timber seating area creates an ideal spot for outdoor dining and entertaining, while established boundaries give the garden a pleasant degree of definition and privacy. There is also a substantial timber storage/log store, providing useful external storage. The setting and outlook are another real feature, with far-reaching views towards Longridge Fell adding to the property's appeal and creating a wonderful sense of space.

Having undergone a full refurbishment, the house offers a modern specification whilst retaining a warm and inviting feel. The combination of three double bedrooms, excellent ground-floor living space, practical utility facilities, generous gardens and an attractive outlook makes this a highly versatile home.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (70).

Council Tax

Band B.

