

Dale View, Billington, Ribble Valley BB7

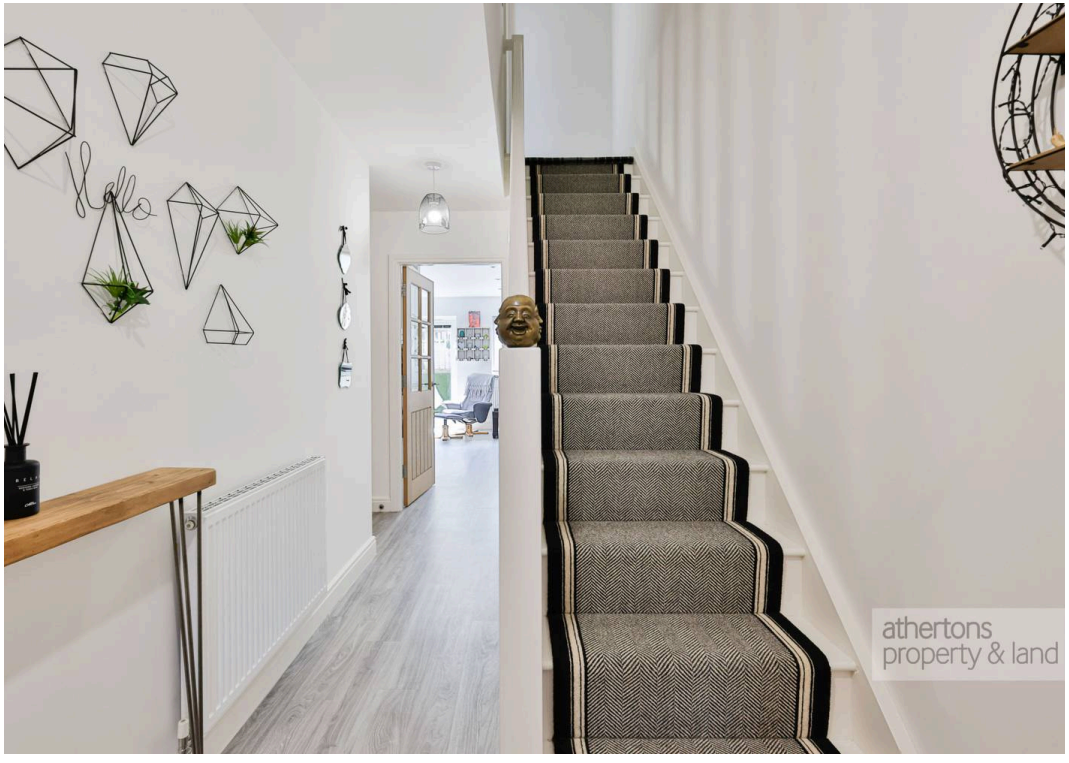
Offers Over £250,000

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A spacious entrance porch welcomes you into the property. The entrance hall provides access to the ground-floor accommodation and features an attractive staircase rising to the first floor.

Throughout the home, oak-veneered doors with brushed metal handles and matching brushed metal switch and socket plates add a touch of quality and style. A useful understairs cupboard, fitted with open shelving, provides excellent storage.

The heart of the home is the impressive open-plan living area. French doors span the rear elevation, opening directly onto the patio and garden, creating a bright and sociable living space. A full-width bespoke media wall incorporates extensive storage, adjustable shelving, and integrated bottle storage. The room comfortably accommodates both lounge and dining furniture.

The kitchen is fitted with attractive Shaker-style cabinetry complemented by granite-effect worktops, matching upstands, and a composite sink with swan-neck mixer tap. Integrated appliances include a Bosch electric oven, Neff induction hob with extractor, Siemens washing machine, Zanussi slimline dishwasher, and fridge/freezer.

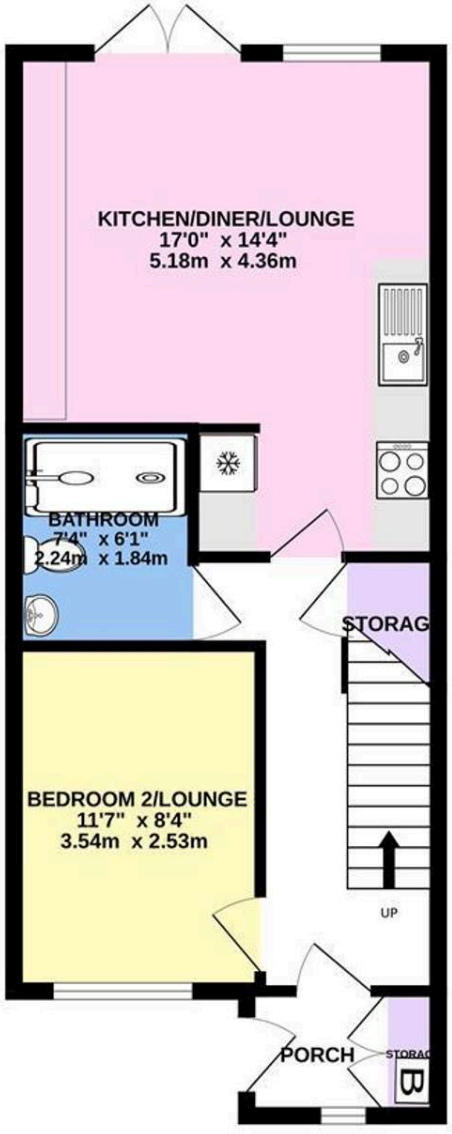
Also situated on the ground floor is a double bedroom and a stylish three-piece bathroom. The bathroom includes a low-level WC, vanity wash basin with monobloc mixer tap, and a Triton electric shower with glass screen. Easy-clean wall panelling surrounds the shower area, while half-tiled walls and a tiled floor complete the contemporary finish.

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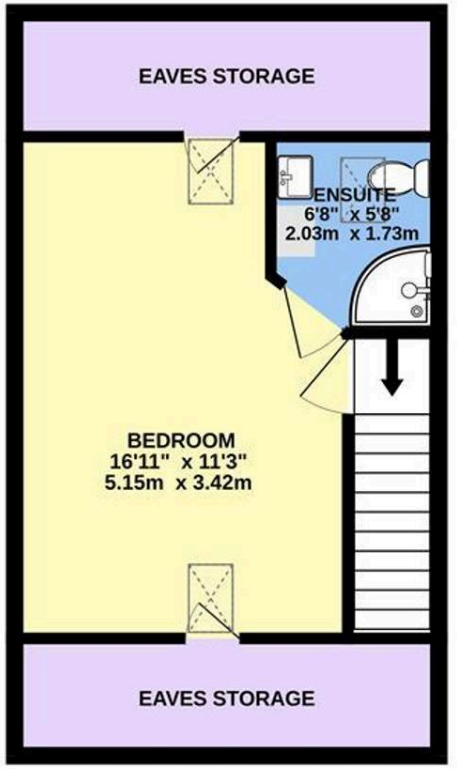


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GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



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TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

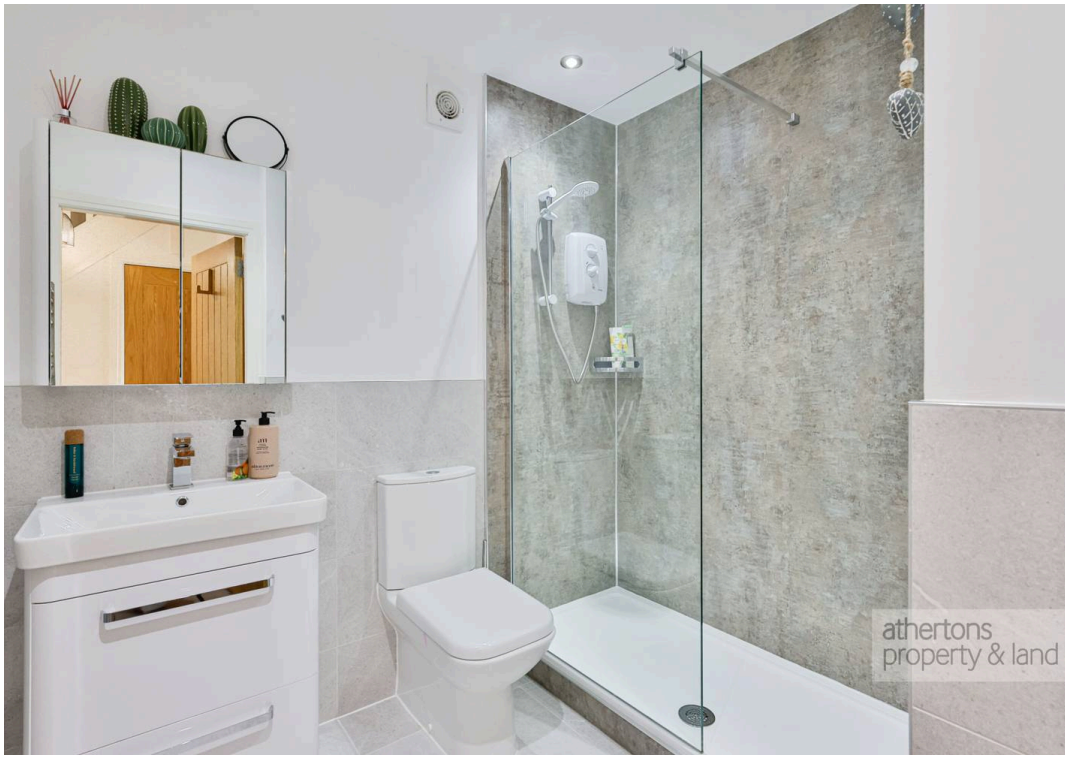
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The first floor is dedicated to a generously proportioned principal bedroom. Useful insulated eaves storage is provided to both the front and rear, offering excellent space for clothing and general household storage.

The en-suite shower room features a quadrant shower enclosure with thermostatic shower, including both rainfall and handheld attachments, alongside a low-level WC and vanity wash basin with monobloc mixer tap. The room is finished with tiling to the shower area, half-height wall tiling elsewhere.

To the front of the property is a neat pebbled forecourt with a stone-flagged pathway leading to the entrance door. A shared stone-flagged pathway provides access to the rear garden, which is arranged over three attractive terrace levels connected by timber steps.

The upper terrace features a decked seating and dining area, while the second level is pebbled and incorporates a timber garden shed and beautifully planted vertical rockery. The lower terrace enjoys a stone-flagged patio and timber storage locker, creating an attractive and practical outdoor space.

Adjacent to No. 27 are two private tandem parking spaces.

Services

The property benefits from mains gas, electricity, water, and drainage. Gas-fired central heating serves radiators throughout. Council Tax is payable to Ribble Valley Borough Council and is currently Band C.

We understand from the vendor that the property is Freehold.


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