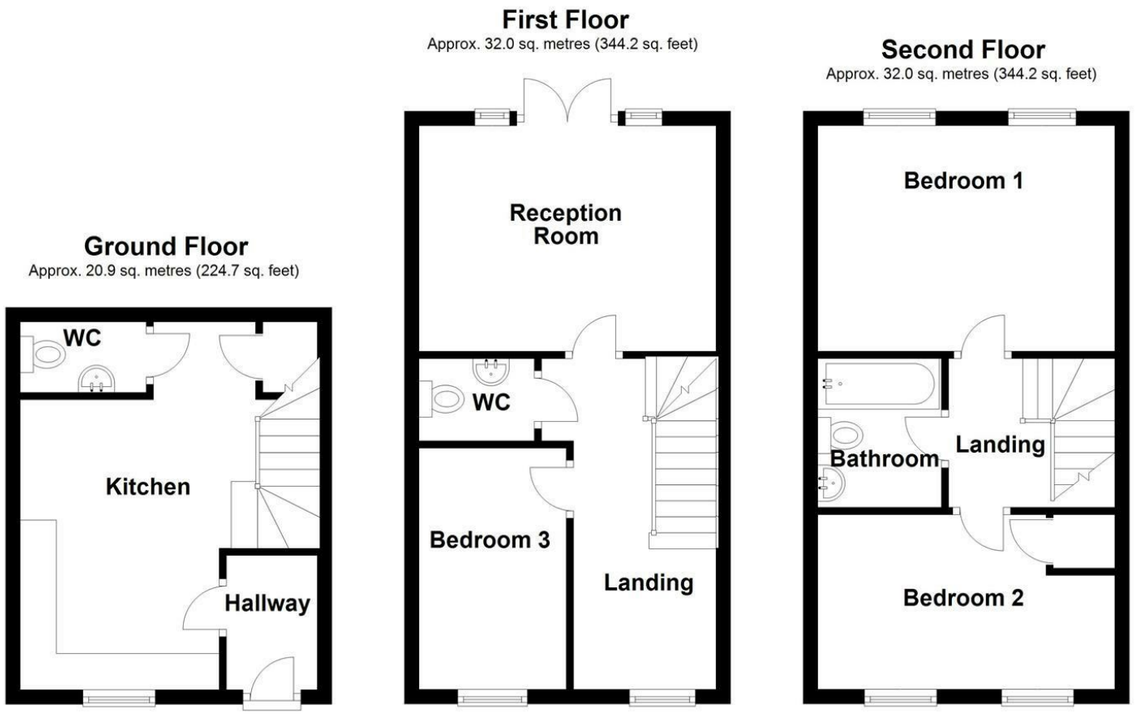
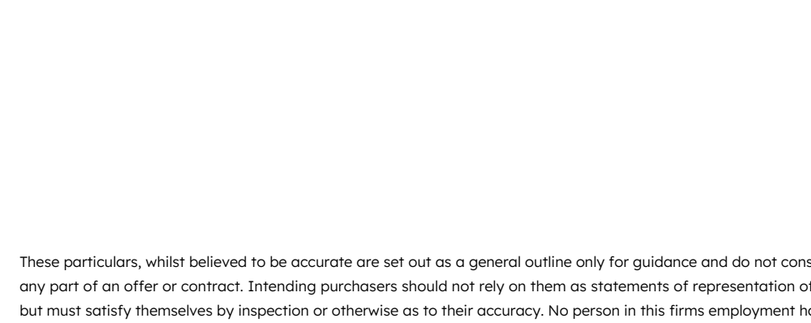


Total area: approx. 84.8 sq. metres (913.1 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



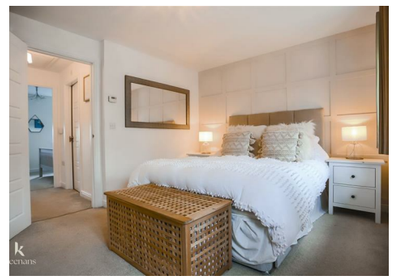
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Keenans









Nab Rise, Billington, BB7 9WG

Asking Price £290,000

A BEAUTIFULLY STYLED THREE-BEDROOM TOWNHOUSE

Set over three floors, this gorgeous three-bedroom townhouse is being welcomed to the property market in the heart of a popular area of Billington. Ideally suited for a small family, the property flows with natural light and well-proportioned living accommodation finished with neutral and stylish interiors to create a home that is ready to move straight into that also provides easy access to nearby schooling and commuter routes towards Clitheroe, Blackburn and Preston.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to a gorgeous kitchen/diner. The kitchen/diner provides access to a downstairs WC, and understairs storage. To the first floor is a landing with stairs leading to the second floor and doors providing access to the third bedroom, a WC, and a well-proportioned living room which has access to the rear garden. To the second floor is a landing with doors leading to two bedrooms and a three-piece bathroom suite. Externally the property offers a fully enclosed rear laid to lawn garden with paved patios, wood bark chippings and a timber shed. The front of the property has a laid to lawn garden with bedding areas.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Nab Rise, Billington, BB7 9WG

Asking Price £290,000

3 1 1 B

- Beautifully Presented Townhouse
- Spacious Reception Room
- On Street Parking
- EPC Rating: B
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Contemporary Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway

6'1 x 4'1 (1.85m x 1.24m)

Double glazed front entrance door, central heating radiator, smoke alarm, stairs to the first floor and door to the kitchen.

Kitchen

16'8 x 10'1 (5.08m x 3.07m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine, integrated fridge freezer, understairs storage, spotlights, wood effect flooring and door to the WC.

WC

5'9 x 3'2 (1.75m x 0.97m)

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan and tile effect flooring.

First Floor

Landing

UPVC double glazed window, central heating radiator, stairs to the second floor and doors to reception room, bedroom and WC.

Bedroom Three

10'11 x 6'8 (3.33m x 2.03m)

UPVC double glazed window and central heating radiator.

WC

5'3 x 3'9 (1.60m x 1.14m)

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan and tile effect flooring.

Reception Room

13'6 x 10'3 (4.11m x 3.12m)

Two central heating radiators, television point, wood panelled elevations, wood effect flooring and UPVC double glazed French doors to the rear.

Second Floor

Landing

Loft access and doors to two bedrooms and bathroom.

Bedroom One

13'6 x 9'11 (4.11m x 3.02m)

Two UPVC double glazed windows, two central heating radiators, television point and wood panelled elevations.

Bedroom Two

13'6 x 8'3 (4.11m x 2.51m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

Bathroom

6'9 x 5'7 (2.06m x 1.70m)

Central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights, extractor fan and vinyl flooring.

External

Rear

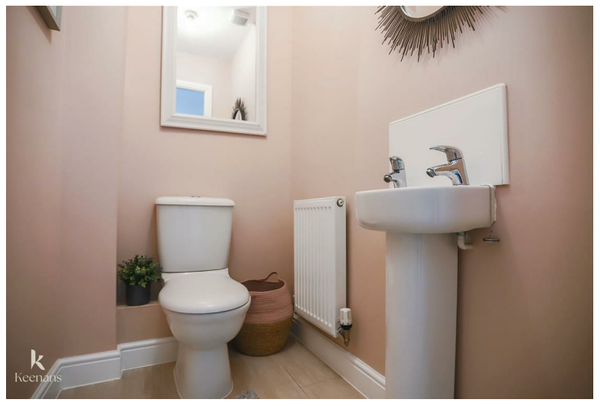
Laid to lawn garden with paving, wood chippings and a timber shed. The property come with two allocated parking spaces.

















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