



Sunnyside Avenue, Billington, Ribble Valley BB7

£230,000



A charming three-bedroom semi-detached property situated in a popular residential location in Billington, offering well-proportioned accommodation with plenty of character and scope for some modernisation. The property provides bright and spacious living areas, three bedrooms and a flagged rear garden, making it well suited to couples, families or those looking for a home with potential.

The entrance opens into a particularly spacious hallway, with attractive period-style features including a picture rail and ceiling coving. Doors lead through to the reception room and kitchen/diner, while a staircase rises to the first floor.

The **living room** is a bright and generously proportioned reception room, enjoying plenty of natural light from the large bay window. The room has high ceilings, a picture rail and decorative coving, together with a gas fireplace with a wooden mantelpiece.

The **kitchen/diner** is another bright and spacious room, retaining a good deal of character with picture rails, ornate coving and a vintage-style open fireplace with decorative tiled surround. Original fitted shelving and storage add further charm. The kitchen is fitted with wood-effect base and wall units, granite-effect worktops and tiled splashbacks, with an electric hob, integrated double oven and space for a fridge/freezer. A uPVC door provides access to the rear garden.

To the **first floor**, the landing leads to three bedrooms, a separate WC and bathroom.

Bedroom one is a spacious and bright room with new carpets, a picture rail and a cast iron open fireplace, currently blocked up and retained for decorative purposes.

Bedroom two is a good-sized double bedroom and **bedroom three** is a single bedroom with a fitted wooden bunk bed.



Ground Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



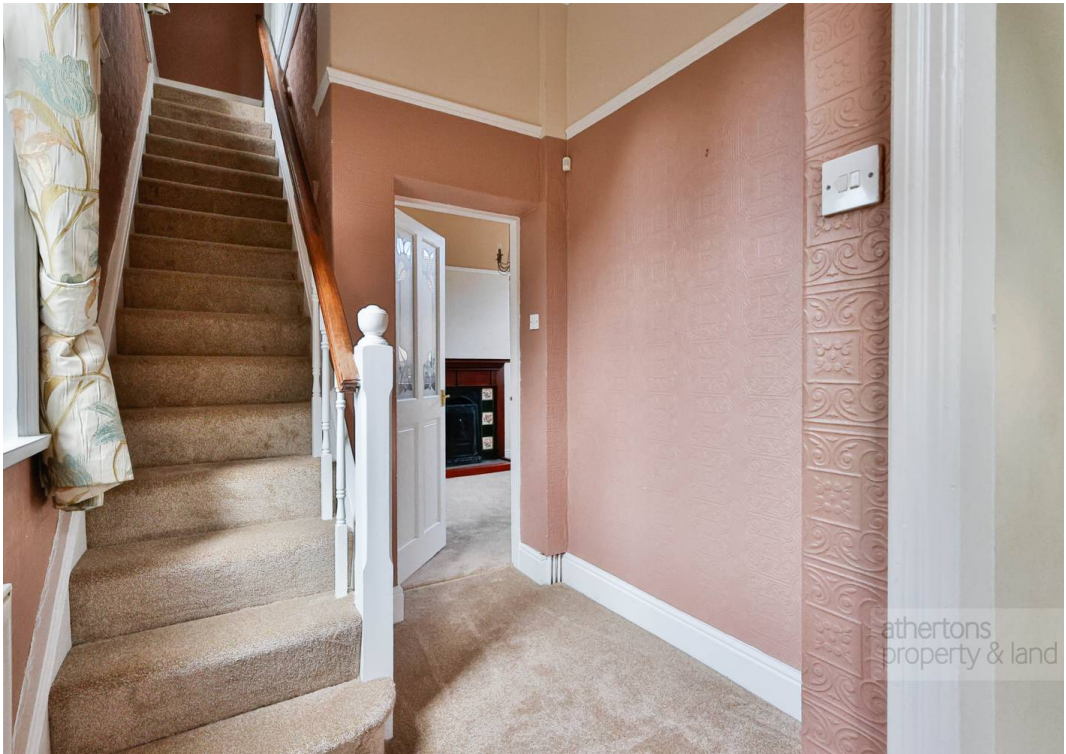
First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 83.3 sq. metres (896.5 sq. feet)

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







The **bathroom** is fully tiled and includes tiled flooring, a heated towel rail and a uPVC panelled bath with overhead shower, together with a vanity sink unit providing useful storage. There is also a separate, partially tiled **WC** with tiled flooring.

Externally, the property benefits from a **flagged rear garden**, together with external storage, providing a useful outdoor space with potential for further landscaping or improvement.

Overall, Sunnyside Avenue offers a characterful and well-proportioned semi-detached home in Billington, with generous rooms, attractive original features and the opportunity for the next owner to update and personalise the accommodation.

Services

All mains services are connected.

Tenure

We understand the tenure to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band B.

