

Property Details

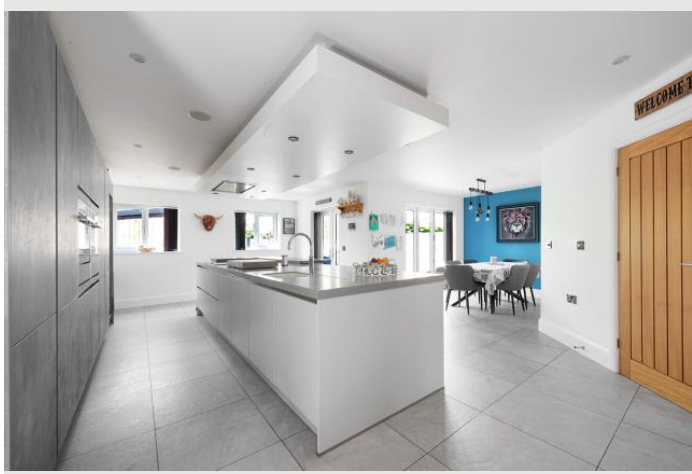
27A Calder Avenue, Billington,
Clitheroe, Lancashire, BB7 9NQ

OIRO **£430,000**



Property Photos

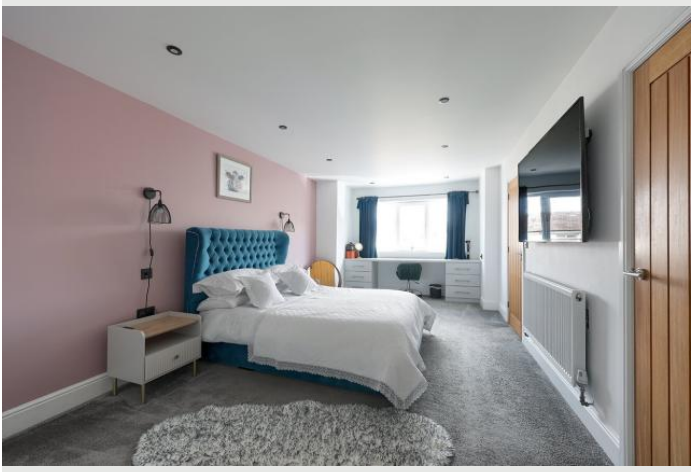
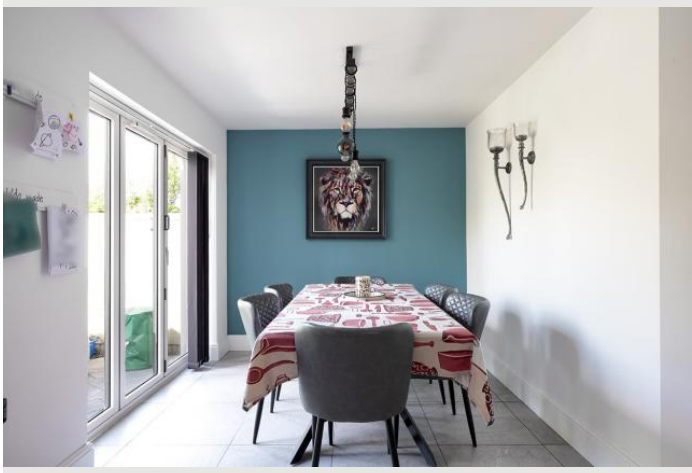
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Creation Date
28/05/2026

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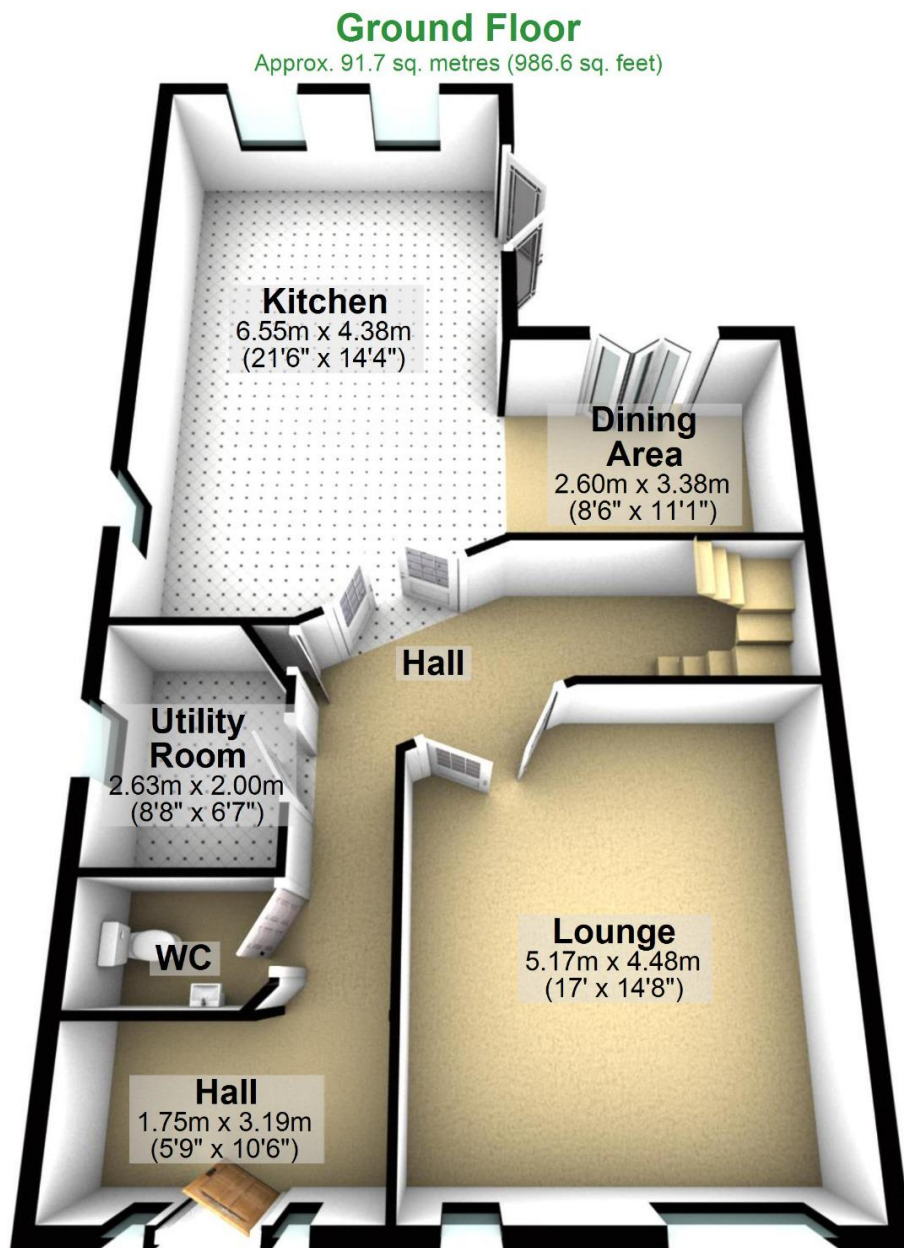
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Property Floor Plans

27A Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ



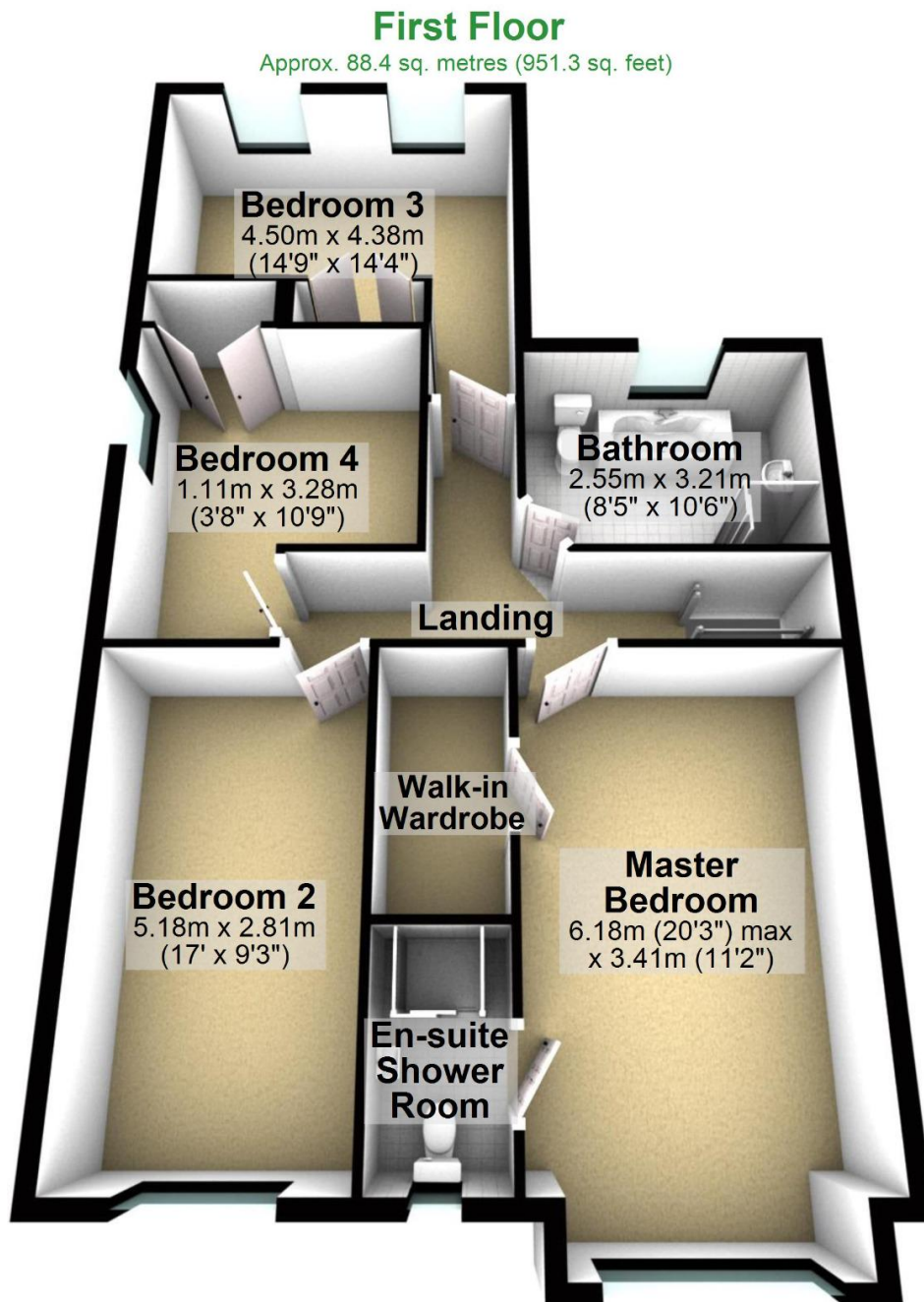
Total area: approx. 180.0 sq. metres (1937.9 sq. feet)

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Property Floor Plans

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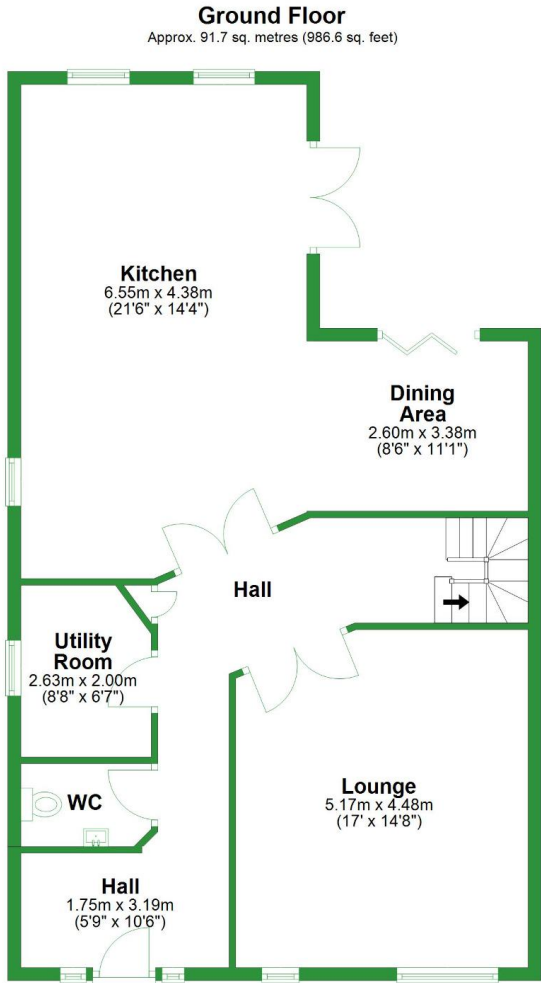


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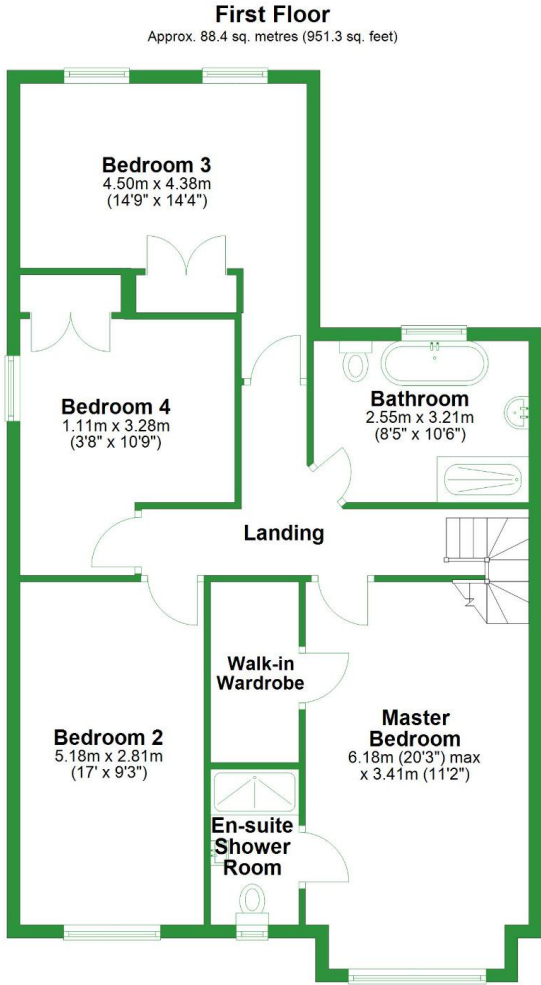


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Property Info

27A Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Property Type

House

Property Style

Detached

Bedrooms

4

Bathroom

2

Receptions

2

Tenure Type

Freehold

Floor Area

1937

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

Creation Date

28/05/2026

Property Info

27A Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

-

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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28/05/2026

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£430,000

Land Size

-

Age of Property

-

Year Built

2019

New Home

No

Creation Date

28/05/2026

Property Features

27A Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Feature 1

Spacious Detached Four Bedroom Family Home

Feature 2

Bright And Welcoming Kitchen Dining Area To The Rear With An Island And Integrated Appliances

Feature 3

Large Lounge Located To The Front

Feature 4

Spacious Main Bedroom With A Walk-in Wardrobe And En-suite Shower Room

Feature 5

Three Further Bedrooms With Fitted Wardrobes

Feature 6

Modern Family Bathroom With Seperate Bath And Shower

Feature 7

Beautifully Presented Throughout

Feature 8

Ample Driveway Parking To The Front

Feature 9

Private Rear Garden With A Garden Room

Feature 10

Finished To High Specification

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Property Description

27A Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Beautifully Presented Four Bedroom Detached Home in Billington

Key Features

Spacious detached family home in a popular Billington location
Open plan kitchen dining area with integrated appliances
Large central island with breakfast bar seating
Patio doors leading directly into the rear garden
Generous lounge to the front of the property
Useful utility room and downstairs wc
Main bedroom with en suite shower room and walk-in wardrobe
Three further double bedrooms with fitted wardrobes
Modern family bathroom with bath and walk-in shower
Beautifully maintained throughout
Ready to move straight into
large driveway providing off-road parking
Enclosed rear garden with patio area and astroturf
Garden room ideal as a home office, gym or hobby space
Within easy reach of Whalley, Clitheroe and the A59
Close to local shops, cafes and everyday amenities
Convenient for train links from Whalley station
Well placed for popular Ribble Valley primary and secondary schools
Surrounded by lovely countryside walks and outdoor spaces

Located on Calder Avenue in the popular village of Billington, this spacious detached family home offers modern living with plenty of room for everyday family life. A welcoming entrance hallway leads through to a superb open-plan kitchen-dining area, complete with a large island and breakfast bar. The kitchen also benefits from integrated appliances, while the dining space enjoys bifold doors opening onto the rear garden, creating a bright and sociable area that is ideal for both family time and entertaining guests. The property also benefits from a Hikvision door station and a built-in ceiling speaker system connected to the main entertainment setup.

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To the front of the property, there is a generous lounge featuring a striking 90-inch TV setup. A useful utility room and downstairs WC add further practicality.

Upstairs, the main bedroom benefits from a stylish en suite shower room and a walk-in wardrobe. There are three further well-sized bedrooms, all with fitted wardrobes, along with a modern family bathroom featuring both a bath and a walk-in shower.

The property has been thoughtfully designed with modern living in mind, including hard-wired internet connections, WiFi access points across both floors and an extensive CCTV system.

Outside, the property has a large driveway to the front and an enclosed rear garden with a patio seating area and easy-to-maintain astroturf. A separate garden room provides a flexible space, perfect for a home office, gym or hobby room. Externally, there are multiple outdoor power points, external lighting, useful hot and cold water taps and an EV charger already installed.

The current owner personally built the house to an exceptionally high standard using quality materials throughout. Enhanced soundproofing and additional insulation beyond standard Building Regulation requirements have been incorporated, creating a highly energy-efficient and comfortable home. The house also benefits from zoned underfloor heating, supplied via a 300-litre hot water tank located in the utility room, which provides hot water throughout the property.

From the Agent's Perspective:

This is the type of property that works brilliantly for modern family living. The open-plan kitchen dining space is clearly the heart of the home, while the built-in technology, excellent insulation and high specification throughout help set this property apart. The garden room adds further flexibility that many buyers are now looking for, and the overall finish is clean, stylish and ready for immediate enjoyment.

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From the Client's Perspective:

This has been a fantastic modern family home with plenty of space for family life and entertaining. The open-plan kitchen-dining area has always been the heart of the home, while the location in Billington and the great neighbours have made it a brilliant place to live.

Additional Information

Tenure - Freehold

Council tax band - D

Heating - Gas central

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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