

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whalley Road, Billington, BB7 9PD

£425,000

THE MOST DESIRABLE TRUE BUNGALOW

Situated on Whalley Road in the charming village of Billington, Clitheroe, this remarkable detached stone-built true bungalow is a rare find. Tucked away on a private, newly developed lane, the property has been meticulously maintained, offering a serene and picturesque setting.

Upon entering, one is greeted by a delightful blend of character and modern elegance. The open plan kitchen and living area is particularly impressive, providing a spacious and luxurious environment that is perfect for both relaxation and entertaining. The interior boasts two generously sized double bedrooms, with the master suite featuring a stunning dressing room and an en suite shower room, ensuring comfort and privacy. An additional shower room adds to the convenience of this splendid home.

The kitchen is a chef's dream, equipped with top-of-the-line Neff appliances, including a Quooker boiling water tap, integrated fridge, freezer, and dishwasher, along with a separate utility room. This property is truly ready for a small family or couple to move in and start enjoying life immediately.

Outside, the beautifully maintained gardens are a standout feature, showcasing a harmonious blend of bedding areas, paving, mature shrubs and a recently fitted awning at the rear. The

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- An Exquisite Detached True Bungalow
- Envious Open Plan Living And Kitchen Space
- Off Road Parking
- Tenure Freehold
- Two Double Bedrooms
- Integral Garage And Separate Utility
- Council Tax Band E
- Two Bathrooms
- Beautifully Maintained With The Highest Quality Finish
- EPC Rating B

Ground Floor

Entrance

A composite double glazed frosted door to the Entrance Vestibule.

Entrance Vestibule

3'11 x 3'3 (1.19m x 0.99m)

Oak single glazed door to the hallway.

Hallway

19'9 x 3'3 (6.02m x 0.99m)

Central heating radiator, loft access, smoke alarm, wood effect laminate flooring, oak doors to two bedrooms, shower room, open plan reception room/kitchen and oak double doors to the cloakroom.

Open Plan Living Room/Dining Room/Kitchen

34'3 x 19'4 (10.44m x 5.89m)

Two UPVC double glazed windows, three central heating radiators, a range of grey matte wall and base units, Quartz surface and splash back, inset composite sink with a Quooker boiling water mixer tap, integrated high rise Neff oven and combination microwave, four ring induction hob and extractor hood, integrated fridge, freezer, dishwasher, centre island, spotlights, television point, wood effect laminate flooring, oak door to the utility room, UPVC double glazed bi-folding doors to the rear.

Utility Room

10 x 3'7 (3.05m x 1.09m)

Plumbing for washing machine, Main Eco Combi boiler, smoke alarm, wood effect laminate flooring, oak door to the garage.

Garage

13'8 x 10 (4.17m x 3.05m)

Power, lighting, up and over electric garage door.

Bedroom One

13'2 x 10'10 (4.01m x 3.30m)

UPVC double glazed window, central heating radiator, television point, open to the dressing room.

Dressing Room

7'8 x 6'7 (2.34m x 2.01m)

Fitted wardrobes and dressing table, oak door to the en suite.

En Suite

10'10 x 4'11 (3.30m x 1.50m)

UPVC double glazed frosted window, chrome heated towel rail, under floor heating, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Two

11'8 x 7'11 (3.56m x 2.41m)

UPVC double glazed window, central heating radiator.

Shower Room

7'11 x 5'7 (2.41m x 1.70m)

Chrome heated towel rail, under floor heating, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, electric feed double walk in shower, tiled elevations, extractor fan, spotlights, tiled flooring.

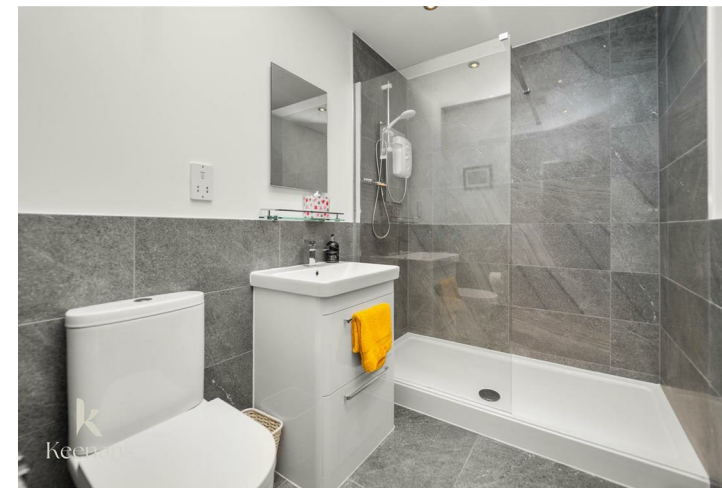
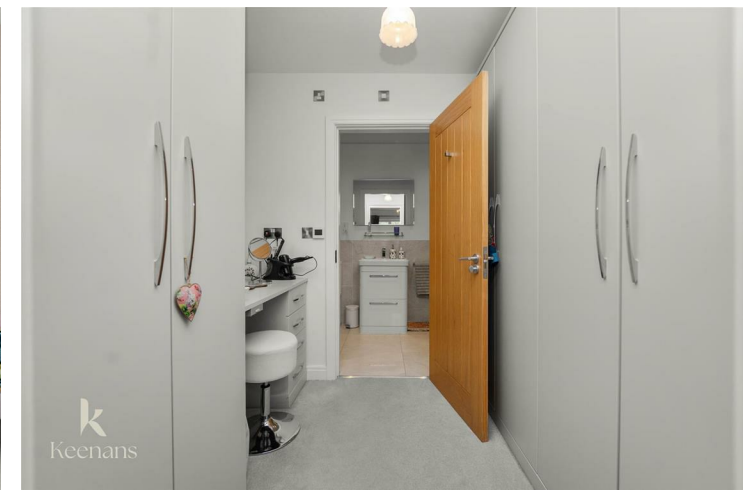
External

Front

Pebbled garden with York stone paving and driveway with access to the garage.

Rear

Enclosed garden with laid to lawn, York stone paving, awning, bedding and mature shrubs.



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