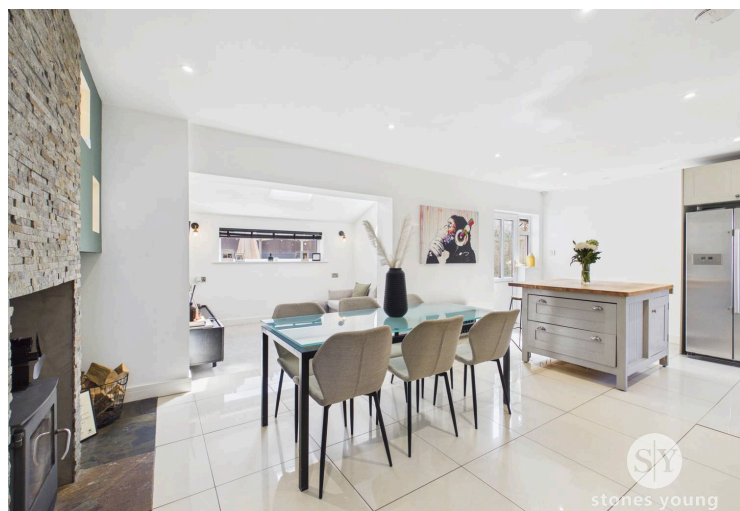




51 Billington Gardens, Billington

£199,950 Freehold

TWO DOUBLE BEDROOM HOME IN BILLINGTON WITH NO ONWARD CHAIN This property offers a uniquely designed space in an popular area of the Ribble Valley presenting an ideal opportunity for first-time buyers or downsizers.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



TWO DOUBLE BEDROOM HOME IN BILLINGTON This property offers a uniquely designed space in an popular area of the Ribble Valley presenting an ideal opportunity for first-time buyers or downsizers.

The ground floor welcomes you with a bright and airy open plan layout, thoughtfully designed to maximise natural light and create an ideal environment for sociable living and entertaining. The spacious kitchen, living and dining area flows effortlessly, enhanced by a charming multifuel stove that provides both warmth and a cosy focal point for gatherings or quiet evenings at home.

Upstairs, two generous double bedrooms provide ample space for relaxation and restful nights, each benefiting from a good standard of accommodation and neutral décor that invites personalisation. The beautifully tiled three-piece bathroom exudes a contemporary feel, featuring quality fixtures and a soothing palette.

Practicality is further enhanced by outside storage with power and lighting, offering excellent potential for a dedicated utility space or workshop, tailored to suit your individual needs.

With the added benefit of potential to develop off street parking (subject to relevant permissions), this property presents an attractive proposition for those seeking convenience as well as comfort. Situated within walking distance to the sought-after village of Whalley, residents can enjoy easy access to an array of local amenities, boutique shops, cafes and transport links, all while being nestled in a popular residential location renowned for it's schools and countryside walks.

- Beautiful Tiled Three Piece Bathroom
- Two Double Bedrooms
- Bright and Airy, Open Plan Downstairs Accommodation
- Multifuel Stove Downstairs
- Potential to Develop Off Street Parking
- Large Rear Garden
- Ideal First Time Buy
- Outside Storage with Power and Lighting - Potential for Utility Space
- Walking Distance to Whalley



Entrance

Matt flooring, understairs storage

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, American fridge freezer, plumbed for washing, butchers block with oak work surface and breakfast bar, tiled flooring, cast iron radiator, upvc double glazed window, upvc double glazed door to garden

Dining Area

Tiled flooring, multi fuel stove, tiled flooring, stairs to first floor

Lounge

Carpet flooring, upvc double glazed window, double glazed velux window

Landing

Carpet flooring, panel radiator, upvc double glazed window

Bedroom One

Laminate flooring, panel radiator, upvc double glazed window

Bedroom Two

Laminate flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with shower over bath, wc, sink, heated towel rail, tiled flooring, upvc double glazed frosted window





Floor 0



Floor 1

Approximate total area⁽¹⁾
813 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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