

Bank Cottages, Billington. BB7 9NL

£154,950 Leasehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

This charming, stone built, Victorian terraced property is presented to the market with no onward chain and is ideal for first time buyers or a family looking to reside in the heart of the Ribble Valley. Situated in the enviable village of Billington and boasting views towards Whalley Arches, the home is positioned on a quiet cul-de-sac just a short stroll away from the wonderful village of Whalley. Early viewing is simply essential for this delightful, two bedroom mid terraced home.

Upon entering this lovely property, which was originally constructed in 1854, you are greeted by an entrance vestibule which leads to the spacious lounge, with a electric fireplace as the focal point in this light filled space. Moving in to the kitchen, there is ample storage in the form of base and eye level units in a light wood effect finish, with contrasting work surfaces. The kitchen area is finished well with tiling and lino flooring and an understairs storage room. On the first floor, leading from the landing is the spacious master bedroom and bedroom two, which is also a comfortable double bedroom. Completing the accommodation internally is the three piece family bathroom in white, which is a neutral space perfect for adding your own style.

Adjacent to the home is a laid to lawn enclosed garden which offers a versatile space to enjoy the outdoors. To the rear you will find a paved courtyard with outhouses, ideal for storage. High interest is expected for this endearing cottage due to the accommodation on offer and the splendid location. Early viewing is simply essential.

FEATURES

- Stone Built, Charming Cottage
- Walking Distance To Whalley Village
- Two Superb Bedrooms
- Well Appointed Kitchen & Bathroom
- Wonderful Lawn Garden & Further Parking Potential
- Courtyard To The Rear With Outhouses
- Council Tax Band A; No Chain
- Envious Cul-De-Sac Billington Location



ROOM DESCRIPTIONS

Ground Floor

Vestibule

uPVC double glazed door, mat flooring, internal glass and wood door.

Lounge

14' 10" x 13' 03" (4.52m x 4.04m)
Carpet flooring, electric fire with wood surround and marble hearth, picture rail, cupboard housing gas meter, uPVC double glazed window, panel radiator, TV point

Kitchen

9' 05" x 9' 02" (2.87m x 2.79m)
Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integral electric oven, hob and extractor fan, space for undercounter fridge plumbed for washing machine, lino flooring, uPVC double glazed window and door, under stair storage room, stairs to first floor.

First Floor

Landing

Carpet flooring

Bedroom One

13' 04" x 9' 09" (4.06m x 2.97m)
Double with carpet flooring, uPVC double glazed window, panel radiator, TV point.

Bedroom Two

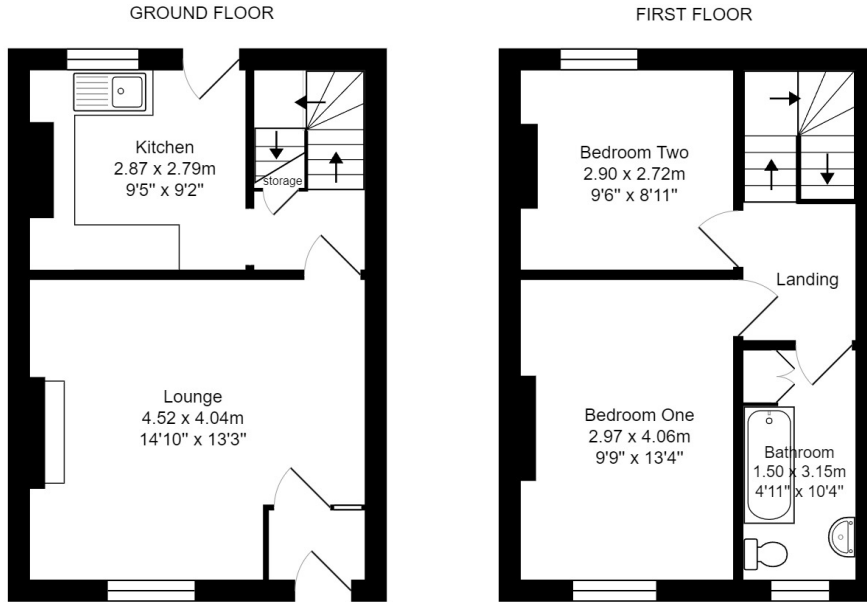
09' 06" x 8' 11" (2.90m x 2.72m)
Double with carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

10' 04" x 4' 11" (3.15m x 1.50m)
Three piece in white with mains fed mixer shower over bath, storage cupboard, uPVC double glazed window, lino flooring, panel radiator.



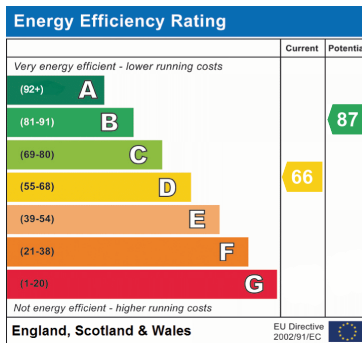
FLOORPLAN & EPC



Bank Cottages, Billington

Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

