

Walmsley Brow, Billington. BB7 9TT

£395,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

An outstanding beautifully presented extensive semi-detached home well positioned in the village of Billington, on a fabulous corner plot position at the head of a tucked away cul-de-sac with delightful views across the historic Whalley viaduct and countryside beyond and within excellent walking distance to neighbouring Whalley village and its whole host of amenities, shops, restaurants, schools and train station. This superb property has been generously and lovingly extended by its current owners providing substantial immaculate family accommodation which offers amazing flexibility for any discerning new purchaser. On entering the home is a welcoming hallway with excellent ground floor double bedroom and modern en-suite shower room. There is a light filled lounge with attractive front aspects which flows through to an impressive open plan modern dining kitchen with an array of appliances and bi-folding doors opening through to a bright and airy conservatory with incredible private views over the rear garden. There is a useful utility and workshop which has adjoining access to a double garage offering further potential to convert if desired. The first floor offers a well appointed layout with a modern sizeable three piece family bathroom and a further four bedrooms, three of which are all ample doubles in size and the newly extended bedroom offers superb potential to add a further en-suite if required.

Externally to the front is a wood 5-bar entrance gate leading to an ample block paved and stone pebbled driveway with fantastic private off road parking for at least 4/5 cars leading to an attached DOUBLE GARAGE approx. 16'8" x 20'11" max. with an electric up an over door, power and lighting, uPVC double glazed window, rear uPVC double glazed door to garden. Timber fencing surround with side gate access leading through to a sizeable landscaped mature rear garden positioned into a superb private corner plot which is not overlooked with a fantastic lawned garden with well stocked planted borders with shrubs, borders, hedging and trees. Good sized lower paved patio area with stone wall and pathway, cold water tap and lighting, timber fencing surround. An internal inspection is highly recommended to fully appreciate all that this wonderful home has to offer.

## FEATURES

- Superbly Extended Semi-Detached Home
- Delightful Modern Family Accommodation
- 5 Generous Flexible Bedrooms over 2 Floors
- Excellent Modern En-suite & Family Bathroom
- Fabulous Tucked Away Corner Plot Cul-De-Sac Position
- Lounge, Attractive Open Plan Dining Kitchen & Conservatory
- Useful Utility Room, Workshop & Hallway
- Extensive Gated Driveway & Double Garage
- Private Landscaped Gardens & Surrounding Views
- Walking Distance to Whalley Village; Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

15' 1" x 5' 10" (4.60m x 1.78m)

Generous area with uPVC front double glazed entrance doors, coved cornicing, attractive wood style flooring, staircase leading to first floor, panel radiator, alarm panel, storage cupboard.

#### Lounge

15' 3" x 11' 11" (4.65m x 3.63m)

Spacious light filled living space with coved cornicing, panel radiator, feature fireplace surround housing electric fire, television point, uPVC double glazed window with elevated aspects across towards Whalley Arches, double opening glazed doors leading through to dining kitchen.

#### Dining Kitchen

18' 2" x 8' 11" (5.54m x 2.72m) Attractive shaker style fitted kitchen with an array of white wall, base and drawer units with complementary wood style laminate work tops and part tiled walls, under unit spotlights, 1½ bowl sink drainer unit with mixer tap, eye level integrated electric oven and grill, dishwasher and fridge freezer, 4-ring induction hob with stainless steel extractor filter canopy over, breakfast bar, coved cornicing, uPVC double glazed window, wood style flooring, dining area, panel radiator, hardwood

bi-folding doors leading to conservatory.

#### Conservatory

18' 5" x 6' 0" (5.61m x 1.83m) uPVC glazed construction with thermally insulated double glazed glass panels in the roof with tiled flooring, wall light points, uPVC double glazed French doors leading to garden with superb private aspect, door to utility.

#### Utility Room

9' 5" x 6' 8" (2.87m x 2.03m) uPVC double glazed windows and surround, laminate worktop, plumbing for washing machine, built in cupboard, tiled flooring, door to workshop and garage.

#### Workshop

8' 6" x 6' 0" (2.59m x 1.83m) Worktops and base units, uPVC double glazed window, wall mounted Worcester combination gas central heating boiler, door to garage.

#### Bedroom Five

15' 4" x 8' 8" (4.67m x 2.64m) Excellent flexible double ground floor bedroom with carpet flooring, panel radiator, wardrobes, television point, uPVC double glazed window with pleasant outlook.

## ROOM DESCRIPTIONS

### **En-suite Shower Room**

Modern 3-pce white suite comprising shower enclosure with thermostatic shower, panelled walls and glazed screen, vanity wash basin with mixer tap and surfaces surround, built in cupboard under, shelving and concealed low level w.c., part tiled walls, vinyl fitted flooring, uPVC double glazed window, chrome ladder style radiator, recessed spotlighting, extractor fan.

### **First Floor**

#### **Landing**

9' 3" x 6' 11" (2.82m x 2.11m) Spindle balustrade, loft access, coved cornicing.

#### **Bedroom One (front)**

13' 3" x 10' 11" (4.04m x 3.33m)  
Generous double room with carpet flooring, a generous arrangement of fitted wardrobes, cupboards and drawer units, wall light points, panel radiator, uPVC double glazed window with fantastic elevated outlooks over Whalley Arches and views beyond, television point.

#### **Bedroom Two (front & rear)**

20' 4" x 8' 7" (6.20m x 2.62m) Substantial newly extended room running the full length of the property with uPVC double glazed windows to the front and rear elevations with superb elevated outlooks, carpet

flooring, 2 x panel radiators, potential for an additional en-suite to be added in here if desired.

#### **Bedroom Three (rear)**

11' 0" x 8' 8" (3.35m x 2.64m) Double room with carpet flooring, coved cornicing, fitted wardrobes and cupboards, panel radiator, uPVC double glazed window overlooking rear garden.

#### **Bedroom Four**

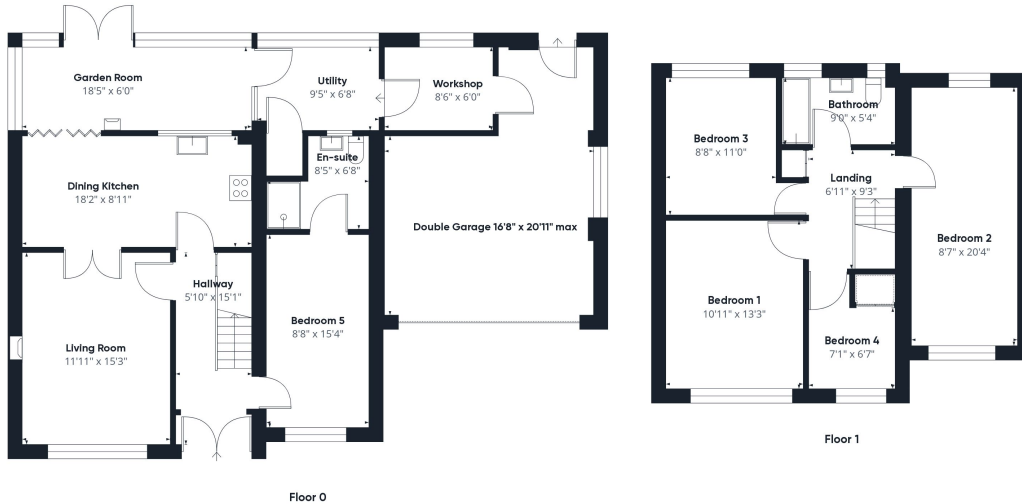
7' 1" x 6' 7" (2.16m x 2.01m) Single room with carpet flooring, built in cupboard, uPVC double glazed window with pleasant elevated views.

#### **Bathroom**

Spacious modern 3-pce white suite comprising pedestal wash basin with mixer tap, panelled shower bath with central mixer tap and electric shower over with glazed screen, low level w.c., chrome ladder style radiator, 2 x uPVC double glazed windows, part tiled walls, tiled effect flooring, panelled ceiling with recessed spotlighting.



# FLOORPLAN & EPC

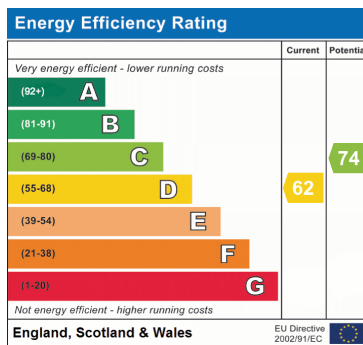


Approximate total area<sup>(1)</sup>  
1763.79 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

