

The Meadows, Billington. BB7 9LE

£179,995 Leasehold

REDUCED



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PROPERTY DESCRIPTION

This beautifully appointed semi-detached home is pleasantly situated on The Meadows, a highly desirable location in Billington in an attractive position which boasts lovely rear outlooks and views over adjoining fields. This superb property has been well maintained and enhanced by its current owner both internally and externally to provide modern light and airy accommodation which is immaculately presented and would be a perfect hassle free purchase and ideally suited to first time buyers, downsizers or small families. The property is close to the neighbouring village of Whalley which offers a whole host of attractions and it is within easy reach of schools and excellent road networks for those wishing to commute. Internally there is a bright front entrance porch, a generous light and airy lounge with feature fireplace leading through to a fantastic open plan dining kitchen incorporating an array of cream modern units and integrated appliances with french doors leading to outside. The first floor provides a good sized landing with modern three piece house bathroom and two double bedrooms with built in wardrobes. The property is warmed by gas central heating and PVC double glazing throughout the property.

Externally there is private parking for one car, side gate access and pathway, leading through to a lovely Indian stone flagged landscaped garden which is private and not overlooked, it adjoins open fields with attractive aspects and views and a neighbouring babbling brook, cold water tap, timber storage unit and timber fencing surround. An internal inspection is highly recommended.

FEATURES

- Beautiful Modern Semi-Detached Home
- Immaculately Presented Throughout
- Light & Airy Spacious Living Room
- 2 Double Bedrooms - With Wardrobes
- Superb Open Modern Dining Kitchen
- Modern 3-pce Bathroom, Gas CH & PVC DG
- Patio Garden With Views Over Open Fields
- Parking; Desirable Residential Cul-De-Sac



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

uPVC front door, coved cornicing, uPVC double glazed window.

Lounge

14' 0" x 12' 8" (4.27m x 3.86m)
Coved cornicing, feature wood surround fireplace with marble inset and hearth and pebble effect gas fire, spindle staircase leading to first floor, under stairs storage cupboard, wall light points, recessed spotlighting, panelled radiator, television point, uPVC double glazed window.

Dining Kitchen

14' 0" x 8' 8" (4.27m x 2.64m)
Modern attractive fitted kitchen with a range of cream wall, base and drawer units with complementary laminate working surfaces and splash back, under unit lighting and pelmet spotlighting, integrated dishwasher, fridge and freezer, plumbing for washing machine, built-in electric oven and 4-ring gas hob and stainless steel extractor filter canopy over, cupboard housing wall mounted Worcester combination gas central heating boiler, stone tiled flooring, coved cornicing, uPVC double glazed window, uPVC french opening doors leading out to rear garden with attractive aspects over adjoining open fields.

First Floor

Landing

Spindle balustrade, panelled radiator, loft access leading to part boarded area.

Bedroom One (front)

14' 1" x 9' 4" (4.29m x 2.84m)
measurements into wardrobe
Excellent double bedroom with carpet flooring, panelled radiator, television point, coved cornicing, full wall of mirrored fitted wardrobes with hanging and shelving space.

Bedroom Two (rear)

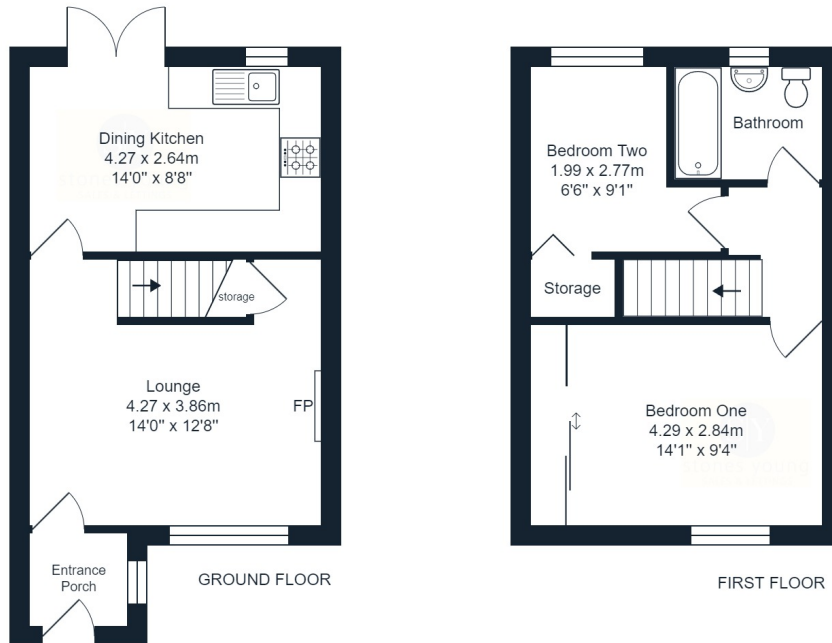
9' 1" x 9' 1" (2.77m x 2.77m) max to 6' 6" (1.98m)
Small double bedroom with carpet flooring, coved cornicing, panelled radiator, built-in wardrobe, uPVC double glazed window with attractive elevated countryside views over adjoining fields and Pendle Hill.

Bathroom

Modern 3-pce white suite comprising panelled bath with electric shower over and folding glazed screen, low level w.c., pedestal wash basin, part tiled walls, extractor fan, Kardean fitted flooring, panelled radiator, recessed spotlighting, uPVC double glazed window.



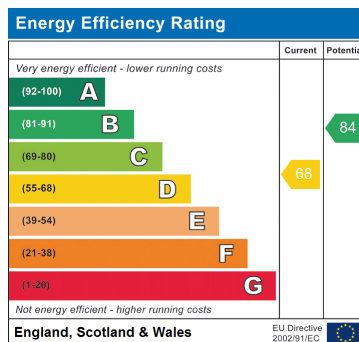
FLOORPLAN & EPC



The Meadows, Billington

Total Area: 59.7 m² ... 643 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.

