

**Nab Rise, Billington. BB7 9WG**

**£279,950 Leasehold**

**FOR SALE**



**stones young**  
sales & lettings

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## PROPERTY DESCRIPTION

This inviting three story modern town house boasts the perfect blend of comfort, functionality and location with a total area of approx. 914 sq ft. Well situated on Nab Rise, a small modern development within walking distance to Whalley village and its array of amenities and good access to train stations and local road networks. The ground floor welcomes you with a stylishly equipped modern kitchen featuring an electric-built oven and an array of white wall and base units offering ample space and dining area with a pleasant front aspect across towards Whalley Arches. There is built in storage and a ground floor modern cloakroom. The first floor reveals a cosy third double bedroom, an additional cloakroom and a generously proportioned living room that perfectly blends comfort and style with feature panelling and karndeak flooring with French doors leading to rear garden. Upstairs, the second floor accommodates 2 additional double bedrooms and a modern family bathroom. There is a lovely welcoming atmosphere to this property and is truly a home to enjoy, early viewing is recommended.

Externally there is a lawned front garden with paved pathway to the front door. Side parking area with two allocated private parking spaces. To the rear is a lovely spacious landscaped stone paved patio area with lawned garden and planted borders, rear timber store and crushed plum slate patio, wood chip rear borders with timber fencing surround and rear gate access.



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Composite double glazed front door, alarm panel, staircase leading to first floor.

#### Dining Kitchen

16' 8" x 10' 1" (5.08m x 3.07m)

Attractive modern fitted white wall and base units with complementary laminate working surfaces, stainless steel single sink drainer unit with mixer tap, part tiled walls, stainless steel electric oven and grill, 4-ring gas hob and stainless steel extractor filter canopy over, plumbing for washing machine, recessed spotlighting, cupboard housing wall mounted combination gas central heating boiler, uPVC double glazed window to the front with views across towards Whalley Arches, dining area, wood effect LVT flooring, panelled radiator, built in storage cupboard.

#### Cloakroom

Modern 2-pce white suite comprising low level w.c., pedestal wash hand basin, tiled effect flooring, panelled radiator.

### First Floor

#### Landing

14' 11" x 6' 6" (4.55m x 1.98m)

Spacious area with spindle balustrade, ideal study area with uPVC double glazed window with excellent elevated views across towards Whalley Arches, panelled radiator.

#### Lounge

13' 7" x 10' 3" (4.14m x 3.12m)

Feature panelled wall, karndean flooring, panelled radiator, television point, uPVC french doors and glazed surround leading out to rear garden.

### Bedroom Three (front)

10' 10" x 6' 8" (3.30m x 2.03m)

Double room with carpet flooring, panelled radiator, uPVC double glazed window with superb attractive elevated views.

#### Cloakroom

2-pce modern white suite comprising pedestal hand wash basin, low level w.c., tiled effect flooring, extractor fan.

### Second Floor

#### Landing

Spindle balustrade.

### Bedroom One (rear)

13' 5" x 10' 2" (4.09m x 3.10m)

Excellent double bedroom with 2 x uPVC double glazed window with pleasant aspects overlooking the rear garden, carpet flooring, feature panelled wall, 2 x panelled radiators, television point.

### Bedroom Two (front)

13' 6" x 8' 2" (4.11m x 2.49m)

Double bedroom with carpet flooring, built in cupboard, panelled radiator, television point, uPVC double glazed windows with views over neighbouring countryside and Whalley Arches.

#### Bathroom

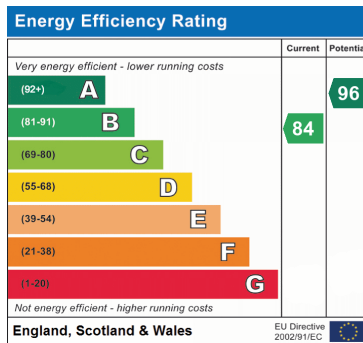
Modern 3-pce white suite comprising pedestal wash basin, low level w.c., panelled bath with thermostatic shower over, part tiled walls, extractor fan, recessed spotlights, shaver point, vinyl fitted flooring.







# FLOORPLAN & EPC



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.