



*25 Billington Gardens  
Billington  
Offers In The Region Of: £ 194,950*







## 25 Billington Gardens, Billington

*A three-bedroom terraced property located in a popular residential area in Billington, conveniently situated for local amenities, transport links and schools.*

*An ideal family home with stunning far reaching countryside views, spacious front, and rear gardens, along with generously proportioned flexible living accommodation.*

*The accommodation, briefly comprises, hall, dining room, lounge, kitchen, and conservatory on the ground floor, along with three spacious bedrooms and family bathroom on the first floor.*

*Externally to the front of the property, there is a spacious front garden with gravel and lawn areas, to the rear of the property, there is an attractive Southeast facing rear garden, with timber decking patio, and lawn area.*



### ENTRANCE HALL

A UPVC entrance door opens into the entrance hall, which allows access to the dining room and first floor staircase, briefly comprises, built in storage cupboard, laminate flooring, and ceiling light point.

### DINING ROOM

The dining room with two UPVC double glazed window overlooking the front and rear of the property, with stunning far-reaching views to the rear, briefly comprising, radiator, laminate flooring, and two ceiling light points.

### LOUNGE

A spacious well-presented lounge with UPVC French doors allowing access into the conservatory, briefly comprising, attractive fire surround with marble hearth and living flame gas fire, radiator, laminate flooring, and ceiling light point.

### CONSERVATORY

Accessed via the lounge, the UPVC conservatory benefits from lovely garden views along with stunning far reaching views Painter Wood and Whalley Nab, briefly comprising, laminate flooring, and ceiling fan/light.

### KITCHEN

The kitchen, briefly comprises, a range of white gloss base and wall mounted units with complementary laminate work surfaces, porcelain sink with drainer and chrome mixer tap, New World freestanding cooker, Logic fridge freezer, space and plumbing for a washing machine, two radiators, and two ceiling light points. The kitchen allows access out to the front and rear of the property via two UPVC part glazed doors which allow plenty of natural light to the room.

### BEDROOM ONE

A double bedroom with UPVC double glazed window overlooking the rear of the property with stunning far-reaching views of Painter Wood and Whalley Nab, briefly comprising, built in storage cupboard housing the properties Baxi combination boiler, radiator, carpeted flooring, and ceiling light point.

### BEDROOM TWO

A double bedroom with UPVC double glazed window overlooking the rear of the property with stunning far-reaching views of Painter Wood and Whalley Nab, briefly comprising, built in wooden wardrobes, radiator, carpeted flooring, and ceiling light point.

### BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the rear of the property with stunning far-reaching views of Painter Wood and Whalley Nab, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### FAMILY BATHROOM

The family bathroom with UPVC frosted window, briefly comprises, panelled bath with chrome mixer tap, and Triton electric shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, slate effect laminate tiles, and ceiling light point.

### EXTERNAL

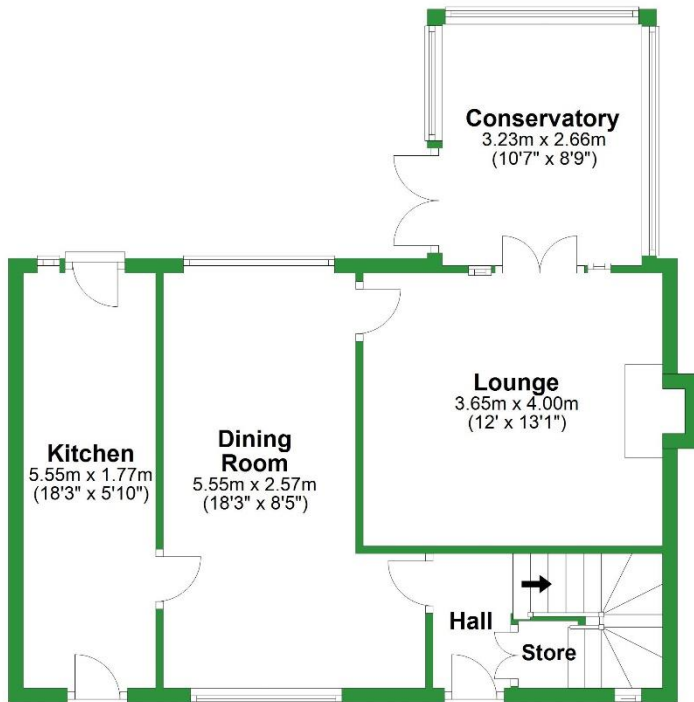
Externally to the front of the property, there is a spacious front garden with gravel and lawn areas, to the rear of the property, there is an attractive Southeast facing rear garden, with timber decking patio, and lawn area.





## Ground Floor

Approx. 56.3 sq. metres (605.5 sq. feet)

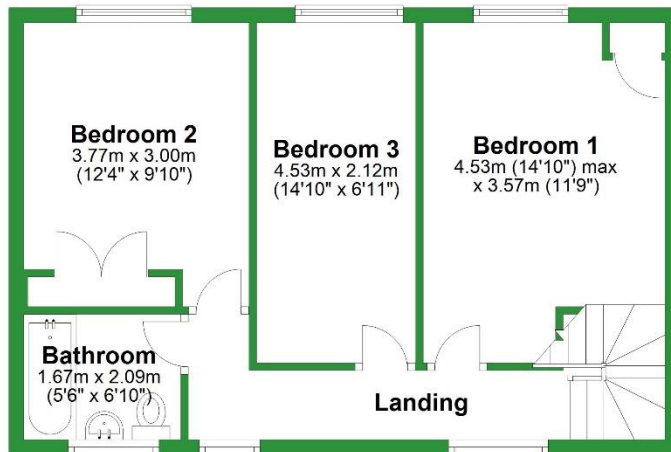


Total area: approx. 103.5 sq. metres (1114.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



## VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

## OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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