



## 73 Billington Gardens, Billington

£195,000 Freehold

**\*TWO DOUBLE BEDROOM HOME IN BILLINGTON WHICH HAS BEEN FULLY RENOVATED THROUGHOUT\*** Presenting an immaculate two bedroom mid-terraced home in the sought-after area of Billington. Having been fully modernised throughout, this property offers an exceptional standard of accommodation throughout and is ideal for those looking for a chain free move.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Upon entering, you are welcomed into the hallway which takes you into a beautiful lounge featuring a multifuel stove, which adds both warmth and character, and French doors that create a bright and inviting atmosphere. The brand new kitchen is a real highlight, boasting contemporary shaker style doors, wood effect worktops, and ample storage, making it both practical and attractive for every-day living. Adjacent to the kitchen, a dedicated utility area provides plumbing for both a washing machine and a tumble dryer, ensuring household chores are managed with ease.

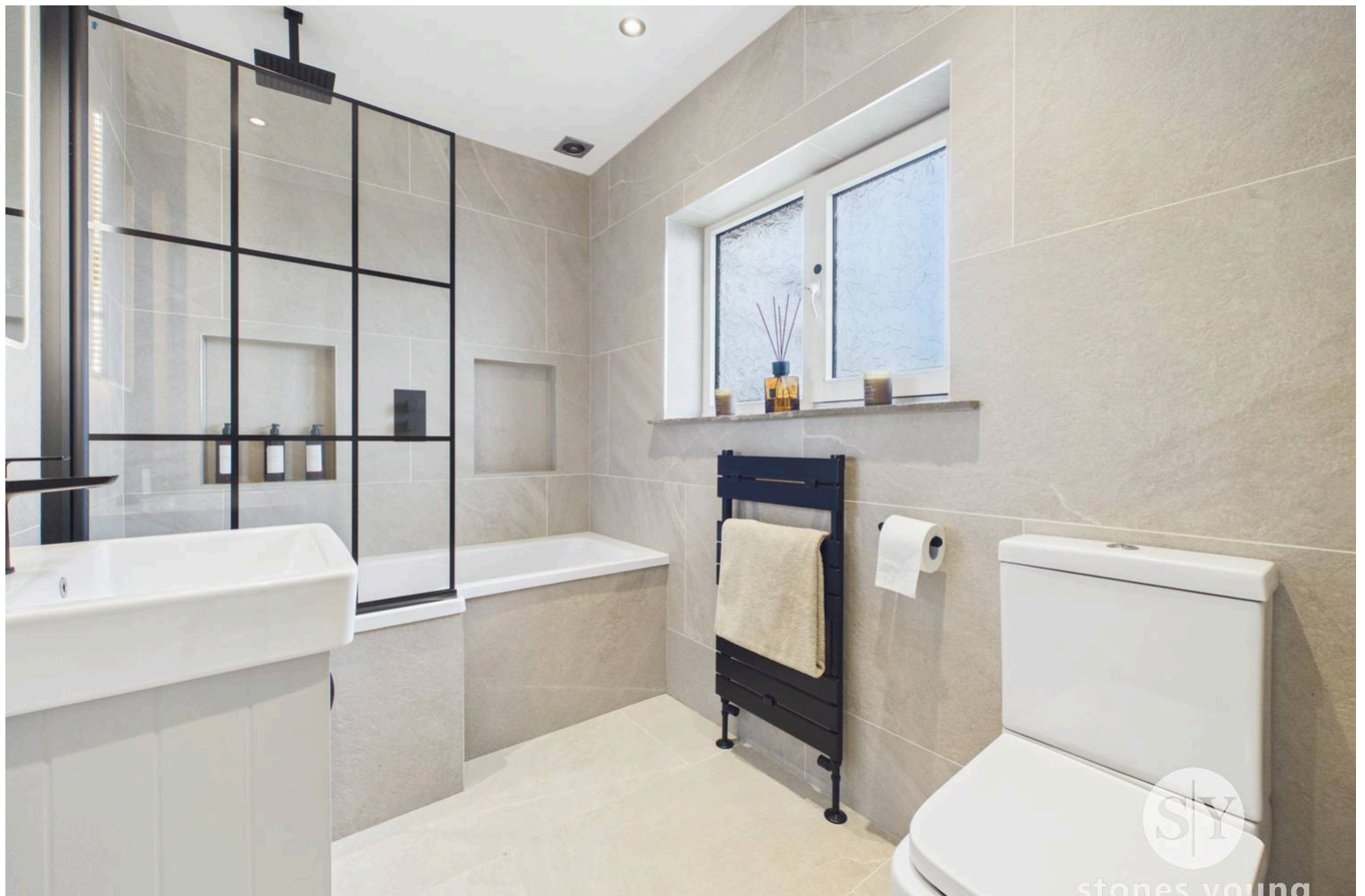
Upstairs, there are two generously sized double bedrooms, each thoughtfully decorated with tasteful interior design and offering plenty of space for relaxation or work from home needs. The stunning bathroom is fully tiled and comprises a modern three-piece suite, creating a luxurious environment for

unwinding at the end of the day.

Throughout the property, the recent re-wiring ensures peace of mind and modern convenience. Additional storage is available in the outhouses, one of which is equipped with power, making it suitable for a variety of uses (such as a workshop).

The property is ideally located within walking distance of Whalley, offering easy access to local amenities, shops, and transport links. The interior has been finished to an excellent standard, with quality fixtures and fittings evident in every room.

- Immaculate Two Bedroom Home in Billington
- Beautiful Lounge with Multifuel Stove and French Doors to Garden
- Brand New Kitchen with Shaker Style Doors and Wood Effect Worktops
- Utility with Plumbing for Washing Machine and Tumble Dryer
- Stunning Fully Tiled Three Piece Bathroom
- Landscaped Rear Garden with Raised Seating Area
- Outhouse for Storage - One of Which has Power
- Walking Distance to Whalley
- Excellent Standard of Accommodation Throughout With Tasteful Interior Design
- Re-Wired Throughout



**Hallway**

Laminate flooring, stairs to first floor, under stairs storage, radiator

**Lounge**

Laminate flooring, multi fuel stove with flagged flooring, panel radiator, upvc double glazed French doors to garden

**Kitchen**

Range of fitted wall and base units with contrasting wood effect worksurfaces, sink and drainer, integral oven with induction hob, integral fridge freezer, laminate flooring, upvc double glazed window

**Utility**

Range of fitted wall and base units with contrasting wood effect worksurfaces, plumbed for washing machine, space for tumble dryer, laminate flooring, panel radiator, upvc double glazed door to rear garden

**Landing**

Carpet flooring, storage cupboard housing boiler, upvc double glazed window

**Bedroom 1**

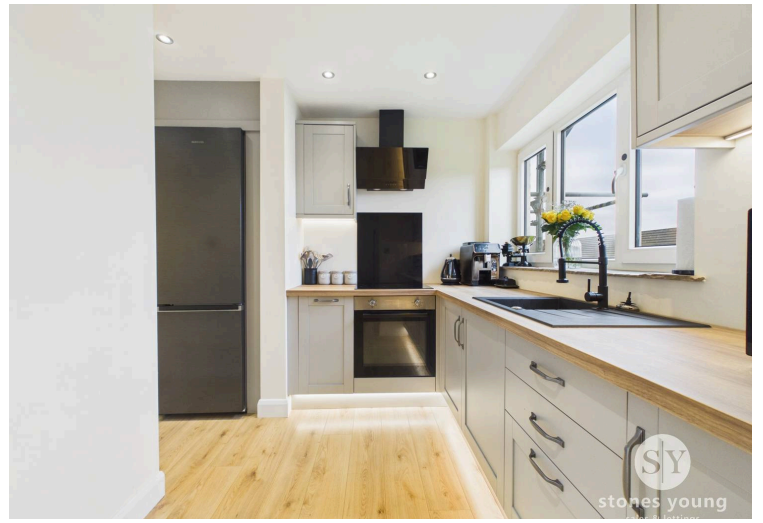
Carpet flooring, fitted storage cupboard, panel radiator, upvc double glazed window

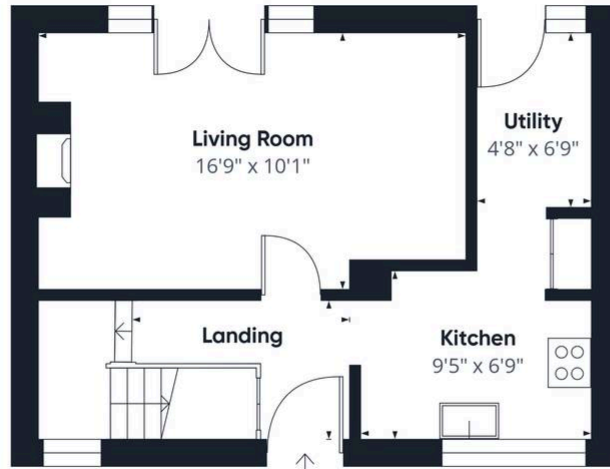
**Bedroom 2**

Carpet flooring, panel radiator, upvc double glazed window

**Bathroom**

Three piece suite with mains fed shower over bath, wc and vanity unit housing sink, heated towel rail, tiled flooring, tiled floor to ceiling, upvc double glazed frosted window





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
675 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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