

77 PASTURELANDS DRIVE
BILLINGTON
BB7 9LW

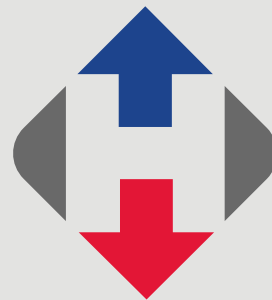
£199,950



- Semi-detached family home
- 2 double bedrooms (previously 3)
- 2 large reception rooms
- Bathroom & en-suite
- Driveway & garage
- Gardens, not overlooked to the rear
- Gas CH & UPVC double glazing
- 89 m2 (966 sq ft) approx. plus garage

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Situated at the top of Pasturelands Drive, enjoying good-sized gardens with the rear garden overlooking open fields, this semi-detached family home at one time accommodated three bedrooms but has now been converted to offer two bedrooms and two reception rooms. The property enjoys a private driveway and detached garage and would now benefit from some upgrading and modernisation but offers plentiful space and potential.



Accommodation currently comprises a living room and dining/sitting area open to a UPVC conservatory, fitted kitchen, downstairs bedroom, bathroom and a first floor master bedroom with an en-suite shower room.

LOCATION: From the centre of Whalley head in the direction of Billington crossing the river and proceed up the hill and under the railway bridge. Continue along the main road before turning left opposite St Augustine's School onto Pasturelands Drive. Follow the road around to the right and up before turning left at the top. Number 77 is on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: L-shaped with composite external door, staircase to the first floor landing, 2 understairs storage cupboards and telephone point.

LIVING ROOM: 3.2m x 4.9m (10'5" x 16'1"); with an open fire in a feature surround and television point.

SITTING ROOM/CONSERVATORY: 3.6m x 2.3m + 2.9m x 2.4m (11'9" x 7'7" + 9'7" x 7'9"); with laminate wood effect flooring, wall-mounted electric heater, ceiling fan/light and UPVC patio doors to the rear garden.

KITCHEN: 2.6m x 4.0m (8'6" x 13'2"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, gas cooker point, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit, part-tiled walls and UPVC external door to the rear of the property.

BEDROOM TWO: 3.0m x 2.5m (9'11" x 8'2").

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with electric shower over, fully tiled walls.

FIRST FLOOR:

LANDING: With built-in storage cupboard.

BEDROOM ONE: 5.3m x 2.9m (17'5" x 9'6"); with built-in storage cupboard housing a Baxi combination central heating boiler and built-in wardrobe.





EN-SUITE SHOWER ROOM: 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower and extractor fan.

OUTSIDE: To the front of the property is a low maintenance garden with shrubs and flowerbeds. A driveway leads around the side of the property providing off-road parking for 2-3 cars to a DETACHED GARAGE measuring 2.6m x 4.5m (8'5" x 14'8") with up-and-over door, power and light.

To the rear of the property is a good-sized majority lawned rear garden with a paved patio area with flowerbeds and shrubs surrounding. The rear garden is not overlooked and adjoins open fields along with a railway line.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

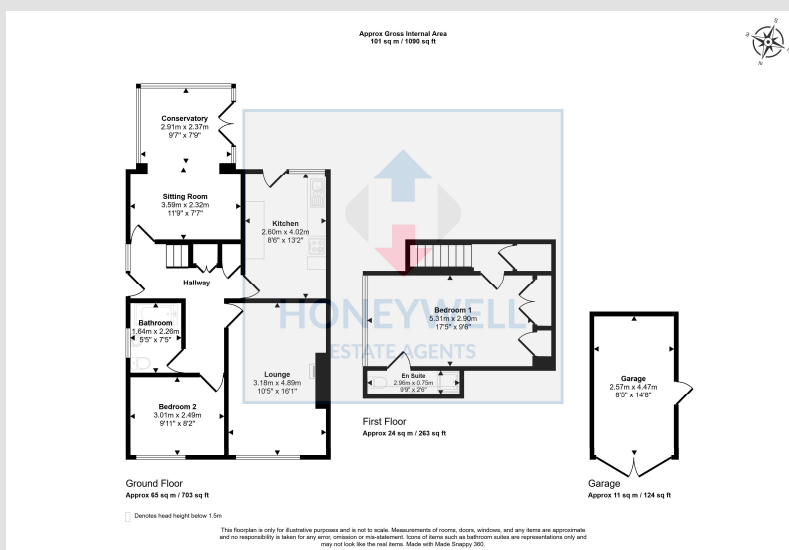
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VIEWING: By appointment with our office.



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