

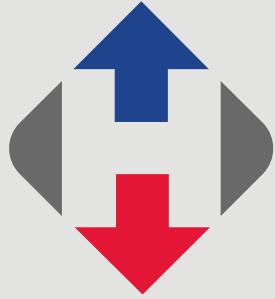
67 PASTURELANDS DRIVE BILLINGTON BB7 9LW

£264,950



- Extended semi detached family home
- Open plan living area and kitchen
- Extended sun room, utility
- Gas CH & uPVC DG
- 3 bedrooms, modern 3 piece bathroom
- Gardens and driveway, open aspect to rear
- Enjoys rooftop views towards Stonyhurst
- 99 m² (1,066 sq ft) approx.

Situated on an elevated location, enjoying a rooftop view to the front over the surrounding properties down into the valley, towards Stonyhurst and Clitheroe and also adjoining fields to the rear, this extended family home is presented to a high standard throughout. The accommodation has been modernised by the current vendors and now comprises an entrance hallway, utility/cloakroom, large bright open plan living/dining area along with a modern fitted kitchen and the addition of a large sunroom looking out onto the garden.



On the first floor are three bedrooms (2 double, 1 single), and a modern three piece bathroom with a plumbed shower. The property enjoys good size gardens front and rear, and a driveway for 2 cars with an electric car charger.

LOCATION: Leave Clitheroe on Pendle Road, passing Highmoor Park and the Half Penny Meadows development before coming to the A59 bypass. At the roundabout take the third exit and head towards Whalley. Continue over the next roundabout before turning left at the one after, again in the Whalley direction. Turn first right towards Oakhill College and then at the next T junction turn left and follow the road to the centre of Whalley. Head over the mini roundabout and over the River Calder before heading up the hill into Billington. Continue under the railway bridge and into the village. Take the left turn onto Pasturelands Drive. Turn left, head up the hill and back around to the right. Number 67 is on the left hand side.

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

ENTRANCE HALLWAY: with a composite external door, vinyl floor and staircase to the first floor landing with wooden glass banister, understairs storage cupboard.

UTILITY/CLOAKROOM: 1.8m x 2.1m (5'10" x 6'11"); with a 2 piece suite in white comprising a low level W.C and pedestal handwash basin. Base level storage units, plumbed and drained for automatic washing machine, heated stainless steel towel rail, extractor fan, fully tiled walls, tiled floor.

LIVING ROOM: 3.2m x 5.3m (10'5" x 17'3"); with a contemporary electric fire, television point to wall and light points. Open to dining room.

DINING ROOM: 2.4m x 3.2m (7'10" x 10'6"); with a vinyl floor and double doors through to sun room.

SUN ROOM: 5.2m x 2.2m (17'1" x 7'4"); with French doors to the rear garden, UPVC external door to the rear garden, television and telephone points.

KITCHEN: 2.6m x 3.1m (8'6" x 10'1"); fitted kitchen with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces, a range of





appliances including built-in electric oven and microwave, built-in dishwasher, space for fridge freezer, plumbed and drained for an automatic washing machine. One and half bowl sink unit, four ring gas hob with a stainless steel extractor hood over.

FIRST FLOOR:

LANDING: with attic access point with drop down ladder to majority boarded attic.

BEDROOM ONE: 3.2m x 4.2m (10'6" x 13'8"); with television point.

BEDROOM TWO: 2.4m x 3.5m (7'11" x 11'7");

BEDROOM THREE: 2.5m x 2.5m (8'4" x 8'4"); with built-in storage cupboard housing combination central heating boiler, fitted wardrobes to one wall.

BATHROOM: 1.8m x 1.9m (5'10" x 6'4"); with a modern fitted suite in white comprising a concealed low level W.C, vanity handwash basin and a panelled bath with plumbed rainfall mixer shower over and vanity screen. Fully tiled walls,

tiled flooring, heated stainless steel towel rail, low voltage lighting.

OUTSIDE: to the front of the property is a low maintenance gravelled garden area with flagged pathways and a driveway providing enough offroad parking for two cars with electric car charger, leading round the side of the property to a majority lawned garden with slate chipping boarders and a raised decked patio area. The rear garden adjoins an open field and enjoys a view over the surrounding area.

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

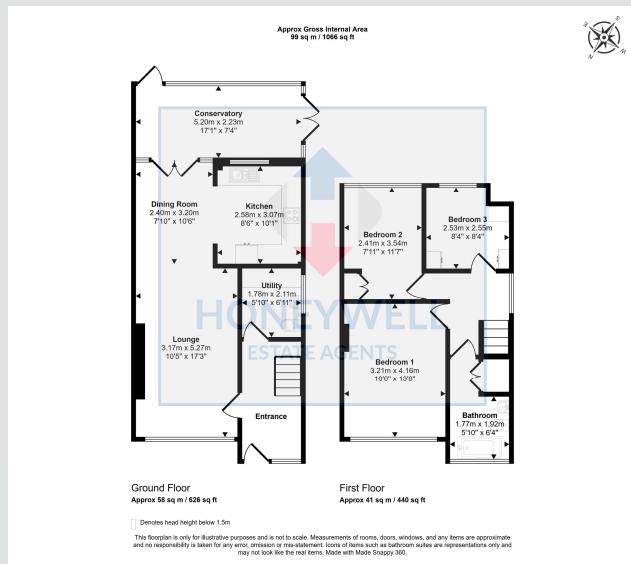
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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67 Pasturelands, Billington, BB7 9LW
MJ/CE/16/01/2026

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