



19 Pasturelands Drive, Billington

£279,950 Leasehold

BEAUTIFUL 4 BEDROOM EXTENDED SEMI-DETACHED HOME WITH SUPERB MODERN FAMILY ACCOMMODATION Stones Young are thrilled to present to the market this family home that is located within the highly desirable area of Billington. With its attractive internal finish, superb rear conservatory, private parking with driveway for 3 cars, detached garage and excellent private landscaped gardens, this property will appeal to many and so must be viewed!

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Nestled within a favoured location, this attractive extended semi-detached house boasts an impressive garden and patio, offering a serene retreat for prospective buyers seeking excellent outside space. The well-appointed family accommodation comprises 4 ample flexible bedrooms over 2 floors, including a beautiful light and airy spacious conservatory which opens through to the dining room, providing an ideal setting for entertaining. The property features a modern 3-piece bathroom and an additional en-suite bathroom, ensuring convenience and comfort for the household. The generous lounge, hallway, porch, and fitted kitchen complete the interior space, catering to the needs of a modern family. As an added bonus, the property offers pleasant views from the bedrooms across the valley and Whalley Nab. Its desirable plot is complemented by close proximity to primary and secondary schools, as well as walking distance to Whalley village, making it a convenient choice for families. Excellent access to local road networks and the A59 ensures smooth commuting for residents, further expanding the appeal of this home in a popular sought-after position.

This property boasts outdoor space that complements its interior charm. The front of the house features a

lawned garden with planted borders. The excellent side and rear driveway provide private parking for 3 cars, leading to a detached single garage with an up and over door, power, and lighting, offering ample storage space. Side gate access leads to the generous rear garden, which is both private and not overlooked, perfect for outdoor activities, largely laid to lawn, with mature borders and a conifer tree boundary. A further raised Indian stone flagged patio area to the side with a brick boundary wall offer additional space for outdoor dining or social gatherings, making this property ideal for those who appreciate outdoor living. An internal inspection is highly recommended.

- Attractive Extended Semi-Detached Home
- Impressive Garden & Patio; Favoured Location
- Well Appointed Family Accommodation
- 4 Ample Flexible Bedrooms Over 2 Floors
- Beautiful Spacious Conservatory Open to Dining Room
- Modern 3-pce Bathroom & En-suite Bathroom
- Generous Lounge; Hallway, Porch and Fitted Kitchen
- 3 Car Driveway & Large Separate Garage



Porch

Composite front door, tiled flooring, uPVC double glazed windows.

Hallway

Carpet flooring, under stairs storage, stairs to first floor, panel radiator.

Lounge

Spacious light room with carpet flooring, modern wall mounted electric fire, panel radiator, uPVC double glazed window.

Dining Area

Laminate flooring, open plan into conservatory.

Conservatory

Super additional extension with private aspects over garden in uPVC double glazing with uPVC double glazed door to garden, solid pitched roof with recessed spotlighting, laminate flooring, panel radiator.

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, plumbed for washing machine, space for tumble dryer, space for electric cooker, integral fridge and freezer, tiled flooring, plinth heater, uPVC double glazed window.

Bathroom

Modern 3-pce suite in white with mains fed shower over panelled bath with folding glazed screen, low level w.c., half pedestal wash basin with mixer tap, chrome heated towel rail, fully tiled walls, tiled flooring, uPVC double glazed frosted window, extractor fan.

Bedroom 3

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 4

Flexible bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Landing

Carpet flooring.

Bedroom 1

Double bedroom, carpet flooring, panel radiator, 2 x uPVC double glazed dormer windows with pleasant distant views over the valley.

En-suite Bathroom

Superb modern 3-pce suite with mains fed shower over panelled bath with central mixer taps, low level w.c, pedestal basin with mixer tap, chrome heated towel rail, storage cupboard with wall mounted Vaillant combination gas central heating boiler, tiled flooring, fully tiled walls, uPVC double glazed frosted window.

Bedroom 2

Spacious double bedroom, carpet flooring, x2 storage cupboards and eaves storage, panel radiator, good potential space for further en-suite, uPVC double glazed window with pleasant outlooks across towards Whalley Nab.





Floor 0



Floor 1



Approximate total area¹

1358.04 ft²

Reduced headroom

83.82 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BRES 99M5 3C standard.

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