17 WEavers CROFt, BILLington, BB7 9nE
£250,000
DESCRIPTION:
A spacious executive detached family residence pleasantly backing onto open countryside and farmland with aspects towards Waddington Fell and Pendle Hill. Billington itself is conveniently situated for St Augustines secondary school and there are excellent junior schools nearby. The village of Whalley is only a short distance away as is the market town of Clitheroe where more extensive facilities and amenities are available.

DIRECTIONS:
The property is best located by leaving our Whalley office in the direction of Billington on King Street. Continue over the bridge and on into Whalley Road, head through the heart of Billington and Weavers Croft can be located on the right hand side. Proceed down and No17 is situated on the right hand side.

THE ACCOMMODATION AFFORDS

ENTRANCE HALLWAY
With Karndean floor, uPVC double glazed leaded window, uPVC part glazed external door to front, dado rail, ceiling coving, alarm control panel.

TWO PIECE CLOAKROOM
Vanity washbasin, low suite WC, Karndean floor, part tiled walls, ceiling coving, extractor.

LOUNGE
14’10” x 11’10” (4.52m x 3.61m) Living flame gas fire with marble inset and hearth, timber surround, ceiling coving, central heating radiator, uPVC double glazed window to front and matching side window, telephone point. single door to ..... 

DINING ROOM
12’ x 9’3” (3.66m x 2.82m) Central heating radiator, uPVC double glazed window, ceiling coving. Sliding patio doors to ..... 

CONSERVATORY
10’9” x 9’10” (3.28m x 3.00m) With uPVC upper frame, tiled floor, fan light, uPVC majority glazed external door to garden. 

KITCHEN
12’ x 8’4” (3.66m x 2.54m) Range of Oak fronted base and eye level units and display cabinets, four ring gas hob with extractor over, electric oven, space for fridge, plumbed for dishwasher, one and half bowl sink unit with mixer tap, laminate roll top worksurface area with complementary breakfast bar, tiled floor, uPVC double glazed window, ceiling coving, central heating radiator.
**UTILITY ROOM**
9'8" x 5’3” (2.95m x 1.60m) Single bowl stainless steel drainer sink unit, plumbed for washing machine and space for dryer, central heating radiator, tiled floor, uPVC double glazed window, ceiling coving, uPVC glazed external door to rear.

**STAIRCASE TO FIRST FLOOR**
Spindle balustrade, ceiling coving.

**MASTER BEDROOM**
17’7” x 14’10” (5.36m x 4.52m) Central heating radiator, ceiling coving, uPVC double glazed window.

**EN-SUITE**
Three piece shower room comprising shower cubicle with overhead electric shower unit, pedestal washbasin, low suite WC, central heating radiator, uPVC double glazed leaded window, part tiled walls, ceiling coving.

**BEDROOM TWO**
18’ x 10’ (5.49m x 3.05m) Two uPVC double glazed leaded windows, two central heating radiators.

**BEDROOM THREE**
11’4” x 8’11” (3.45m x 2.72m) Central heating radiator, uPVC double glazed window, ceiling coving.

**BEDROOM FOUR**
8’10” x 8’5” (2.69m x 2.57m) Central heating radiator, uPVC double glazed window, ceiling coving.

**HOUSE BATHROOM**
Three piece suite comprising panelled bath with overhead direct feed shower unit, washbasin, low suite WC, central heating radiator, shaver socket, uPVC double glazed window, ceiling coving, extractor, access point to roof void.

**OUTSIDE**
To the front there is a lawn garden area partly bordered with shrubs and conifers and a blocked paved drive provides off road parking for two cars that leads to an attractively landscaped garden incorporating an Indian stone flagged patio and lawned garden areas partly bordered with a range of mature shrubs and plants. Outside tap.

The rear garden abuts open countryside and farmland benefiting from pleasant views towards Waddington Fell and Pendle Hill. The garage measures 15’6” x 14’11” has an up and over door, power and light laid on, single bowl stainless steel drainer sink unit and houses the wall mounted Vaillant central heating boiler.

**GENERAL INFORMATION**
Ribble Valley Borough Council Tax Band - E
Gas central heating
uPVC double glazing

**Viewing:**
By appointment with vendor’s agents only.
CALL: 01200 427331
CLICK: www.mortimers-property.co.uk
COME IN: to our Clitheroe Office