

Asking Price £325,000



Armitstead
Barnett

Painter Wood, Billington, Clitheroe, Lancashire, BB7 9JD





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- Beautifully presented character home combining traditional charm with modern comfort.
- Spacious lounge with multi-fuel stove and dining room ideal for family living and entertaining.
- Stylish fitted kitchen with Quartz work surfaces, integrated Bosch and Neff appliances, pantry and utility space.
- Three well-proportioned bedrooms, including a walk-in wardrobe and versatile third bedroom with rear garden access.
- Contemporary shower room with quality fixtures, large walk-in shower, heated towel radiator and tiled finish.



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This beautifully presented home combines character with modern comfort. The spacious lounge offers the perfect place to relax, while the dining room creates a welcoming setting for family meals and entertaining. A modern fitted kitchen provides both style and practicality, ideal for those who love to cook and host.

Upstairs, three well-proportioned bedrooms include a walk-in wardrobe for added convenience, along with a sleek newly installed contemporary shower room.

The property has gas central heating and complete with double glazing, this property is ready to move straight into and enjoy.

A welcoming space, featuring part original tiled flooring with Karndean finish, ceiling spotlights, and a charming feature fireplace. There is a double-glazed window to the front, and a cupboard housing the electric meter and fuse box.

A cosy reception room with carpet flooring and a multi-fuel stove set beneath a rustic wood beam. Dual windows provide plenty of natural light.

Stylishly fitted with a range of wall and base units complemented by Quartz work surfaces and Karndean flooring. Integrated appliances include a Bosch dishwasher, Bosch microwave combination oven, Bosch Pyrolytic oven, and Neff gas hob with extractor. There is plumbing for a washing machine, space for a fridge freezer, and two storage cupboards – one currently used as a pantry.





Bedroom One

A generous double bedroom with carpet flooring, radiator and double-glazed window.

Bedroom Two

Another double bedroom with carpet flooring, radiator and double-glazed window.

Bedroom Three

A versatile room with carpet flooring, radiator, double-glazed window and patio door with shutters opening onto the rear garden.

Dressing Room

Fitted with wardrobes and carpet flooring, offering excellent storage.

House Shower room

Finished contemporary style with attractive tiling throughout and quality fixtures, large double walk in shower, W.C. and wash hand basin. Heated towel radiator and ceiling spotlights.



Externally, the property benefits from convenient on-street parking to the front. To the rear is a charming split-level flagged garden, providing a private and tranquil setting, perfect for outdoor dining and entertaining. This deceptively spacious cottage has been finished to an excellent standard throughout and must be viewed to be fully appreciated. Early viewing is strongly recommended.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : On street parking.

Construction Type : Stone walls, slate roof.

Building Safety : None known.

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a designated conservation area.

Easement, and Wayleaves or Rights of Way : There is a right of access through neighbouring passageway.

Footpaths / Bridleways : None.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None.

Coal field / mining area : None known.

Communications :

Broadband: Ultrafast 1800Mbps available in the area

Mobile signal: EE, Three, O2 and Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale by leasehold with vacant possession upon completion. There is 797 years remaining on the lease.

Local Authority: Ribble Valley Borough Council **Council Tax:** D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///duet.fill.speeded

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

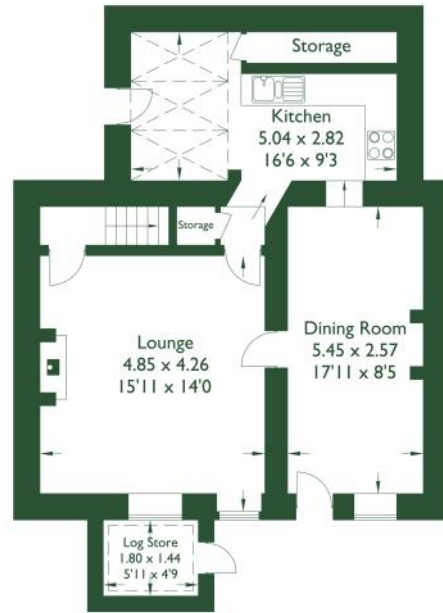
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

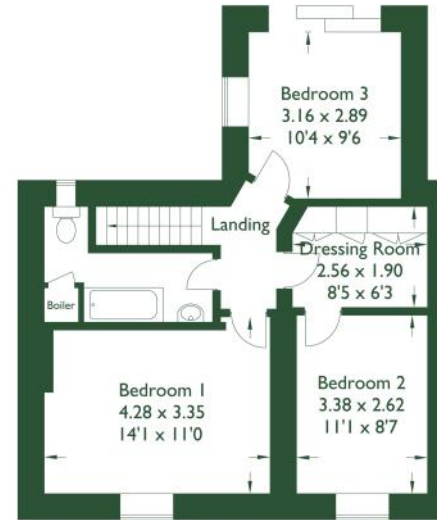
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Approximate Gross Internal Area : 109.77 sq m / 1181.55 sq ft

Total : 109.77 sq m / 1181.55 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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