



37 Longworth Road, Billington, Clitheroe, BB7 9TP

£149,950



Nestled on Longworth Road in the charming village of Billington, this delightful end terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property is situated in a pleasant location, just a stone's throw from the picturesque Whalley Arches, making it an ideal spot for those who appreciate both natural beauty and community spirit.

Upon entering, you are welcomed into a lovely living room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen/diner is a standout feature, providing a stylish and functional space for culinary pursuits and family meals. Additionally, the conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

The house boasts three well-proportioned bedrooms, providing ample space for a growing family or the flexibility for a home office. The local amenities are plentiful, with schools, parks, and healthcare facilities such as doctors and dentists conveniently located in nearby Whalley, ensuring that all your daily needs are easily met.

For those who commute or enjoy exploring further afield, a railway link is conveniently nearby, offering excellent transport connections. This property is not just a house; it is a home that offers comfort, convenience, and a sense of community. Whether you are looking to settle down or invest, this charming residence on Longworth Road is certainly worth considering.













## Road Map



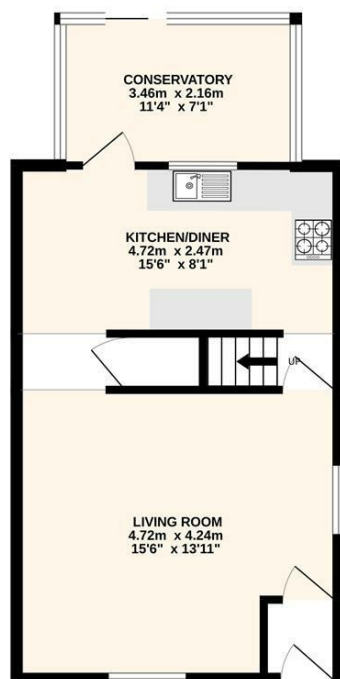
## Hybrid Map



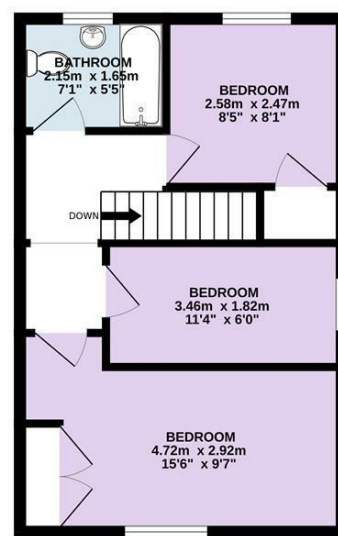
## Terrain Map



GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 78.6 sq.m. (846 sq.ft.) approx.  
Every attempt is made to ensure accuracy; however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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