

# Property Details

18 Calder Avenue, Billington,  
Clitheroe, Lancashire, BB7 9NQ

OIRO £219,950





# Property Photos

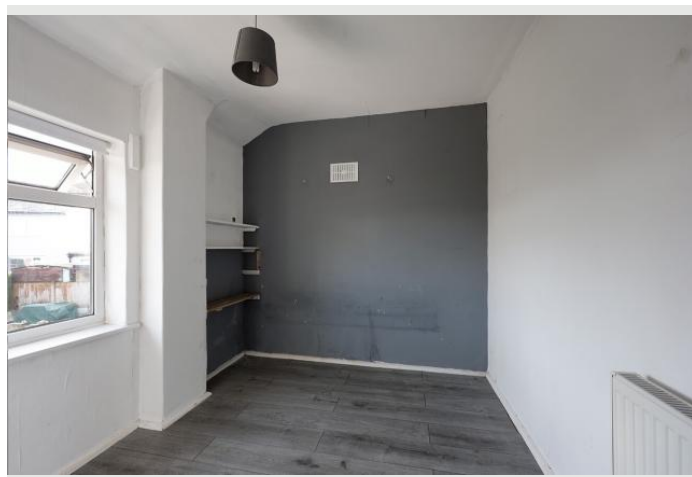
18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ



Creation Date  
14/11/2025

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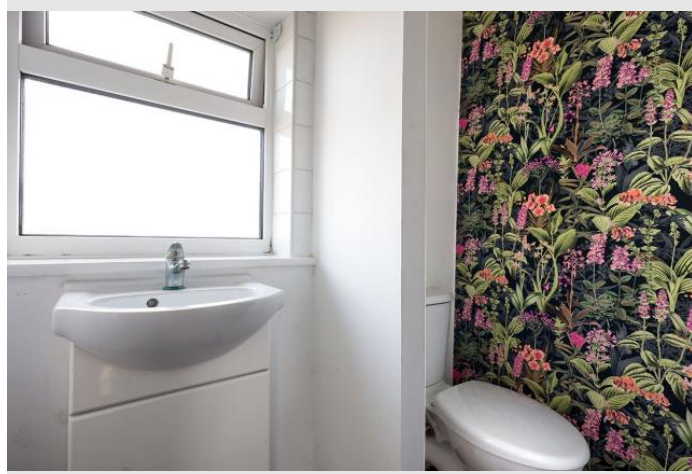


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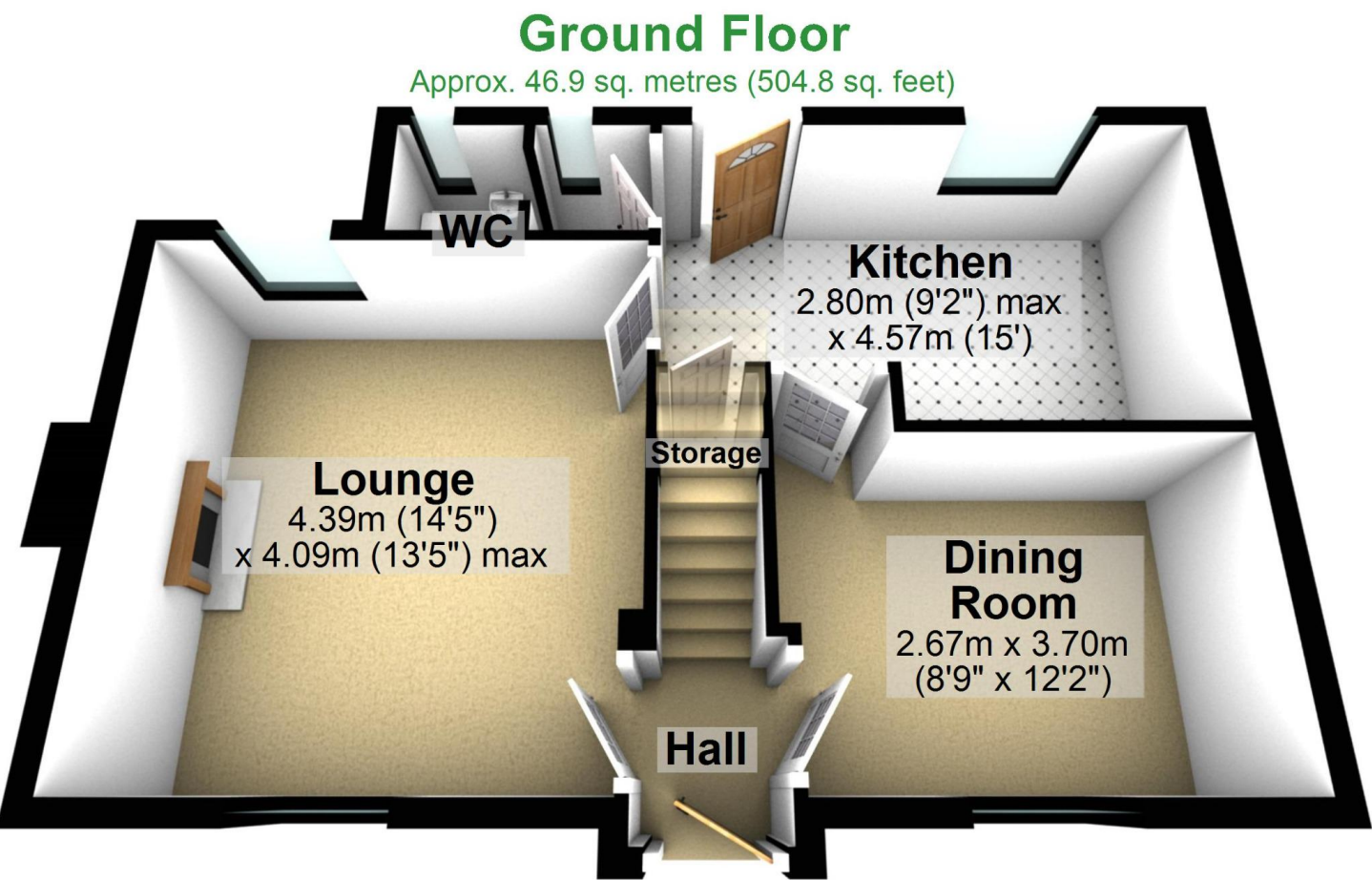


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# Property Floor Plans

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ



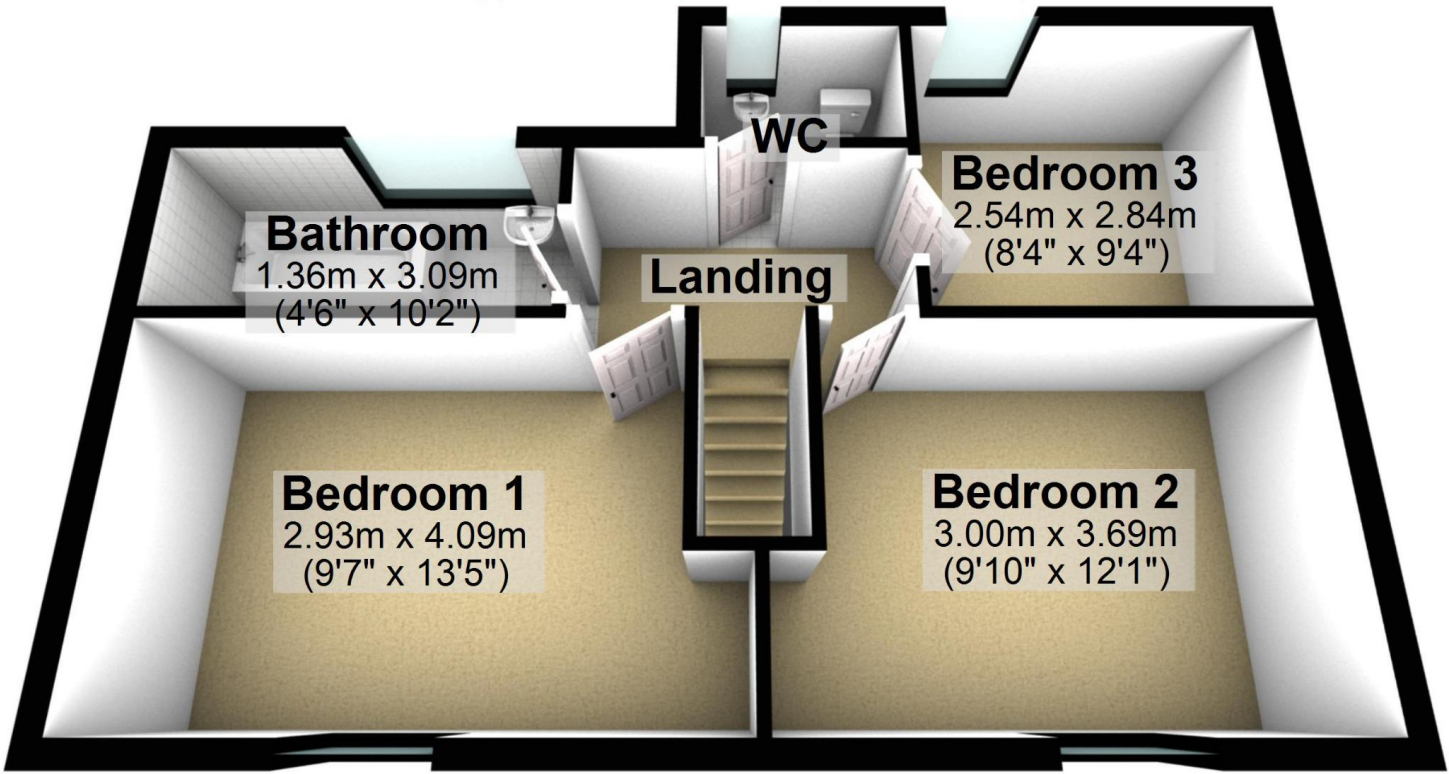
Total area: approx. 90.7 sq. metres (976.8 sq. feet)

# Property Floor Plans

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

## First Floor

Approx. 43.8 sq. metres (472.0 sq. feet)

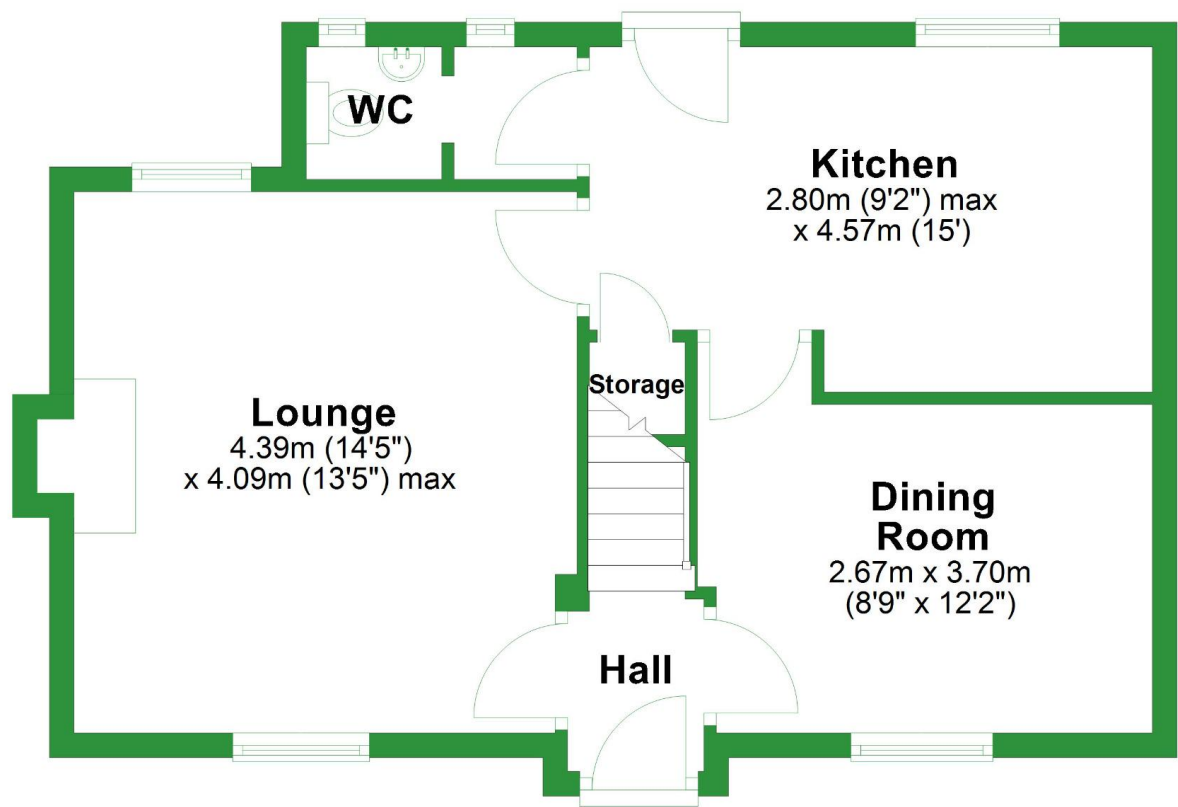


# Property Floor Plans

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

## Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 90.7 sq. metres (976.8 sq. feet)

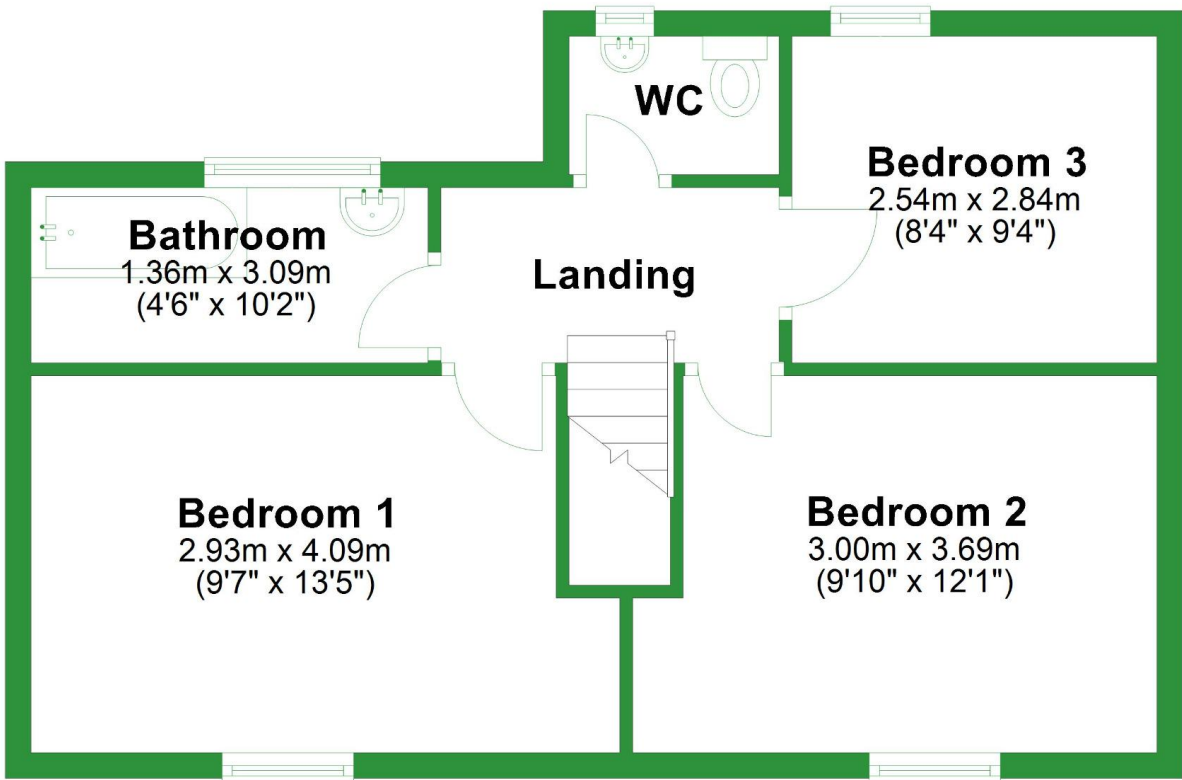


# Property Floor Plans

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## First Floor

Approx. 43.8 sq. metres (472.0 sq. feet)





# Property Info

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Not Specified
Floor Area
976.8
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

# Property Info

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Some work needed
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£219,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No



# Property Features

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

## Feature 1

Three Bedroom Semi-detached Property

## Feature 2

Chain Free

## Feature 3

Potential To Update

## Feature 4

Two Reception Rooms

## Feature 5

Front Garden With Driveway Parking

## Feature 6

Good Sized Rear Garden And Outbuilding

## Feature 7

Great Location For Access Into Whalley For Amenities

## Feature 8

Primary And Secondary Schools Nearby

# Property Description

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

## Spacious Semi-Detached Property Offered Chain Free in Billington

### Key Features

- Three-bedroom semi-detached home in Billington
- Chain free
- Potential to update throughout
- Front and rear garden with driveway parking and an outbuilding
- Two reception rooms
- Close to primary and secondary schools
- Easy reach of Whalley and Clitheroe for shops, dining, and leisure options
- Nearby countryside walks to enjoy

Located on Calder Avenue in Billington, this three-bedroom semi-detached property offers spacious living with plenty of potential to make it your own. Inside, you'll find a welcoming lounge, separate dining room, a kitchen, and a convenient downstairs WC. Upstairs, there are three bedrooms, a family bathroom, and a separate WC. Outside, there's a good-sized rear garden complete with an outbuilding, a neat front garden, and a driveway providing off-road parking. Offered chain-free, this home is ideal for those looking to update and add their personal touch.

### From the Agent's Perspective:

This property presents an excellent opportunity for buyers seeking space and potential in a popular area. The layout works perfectly for family life, with well-proportioned rooms and practical features such as the additional WC. The rear garden is a highlight, offering outdoor space for entertaining or relaxing. We're pleased to present this chain-free property, ready for a new owner to move in and make it their own.

### Additional information

Tenure - Unregistered but will likely be freehold.

Council Tax- B

Heating system - Gas central heating

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# Property Description

18 Calder Avenue, Billington, Clitheroe, Lancashire, BB7 9NQ

Electric-Mains

Drainage - Mains

Water source - Mains

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