



12, St. Marys Avenue, Billinge, WN5 7QL

Asking Price £470,000

*David
Davies* Collection

12, St. Marys Avenue, Billinge, WN5 7QL

- EPC: D
- Council Tax Band: E
- Freehold
- Detached Property
- Fabulous Kitchen
- Four Double Bedrooms
- Three Spacious Reception Rooms
- Beautiful Family Bathroom
- Private Large Driveway
- Garage Facility

David Davies Sales and Letting Agent are delighted to have the opportunity to bring to market this fabulous four bedroom detached property in a much sought-after area and rarely available position on St Marys Avenue Billinge.

The property briefly comprises porchway, entrance hallway, ground floor cloakroom W/C.

The stunning lounge to the front of the property of great size with feature fireplace incorporating gas flame fire.

The kitchen and separate utility room has an extensive array of premium wall and base storage solutions, all with premium solid worktops, which leads us through to the dining area, a fabulous space for the whole family to convene at mealtimes.

We have a third reception room to the rear currently lending itself as the tv room.

The property enjoys four double bedrooms. The beautiful family bathroom completes the internals of the property.

The property benefits from gas central heating and double glazing throughout.

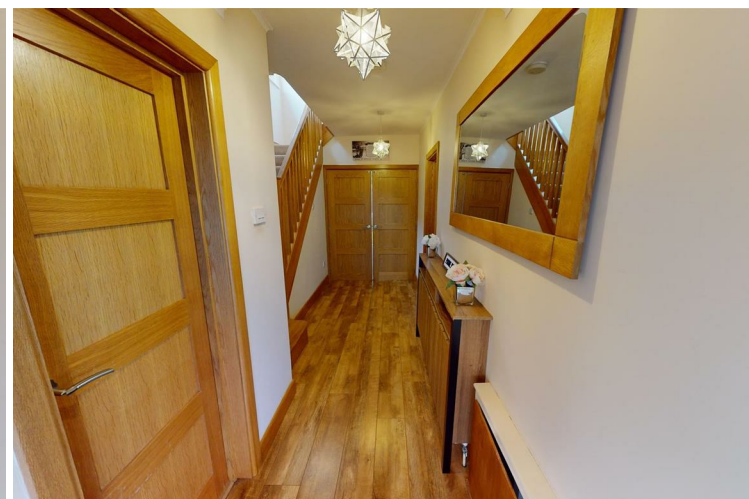
To the front of the property, we have a private driveway with plenty of off-road parking and garage facility with up and over door.

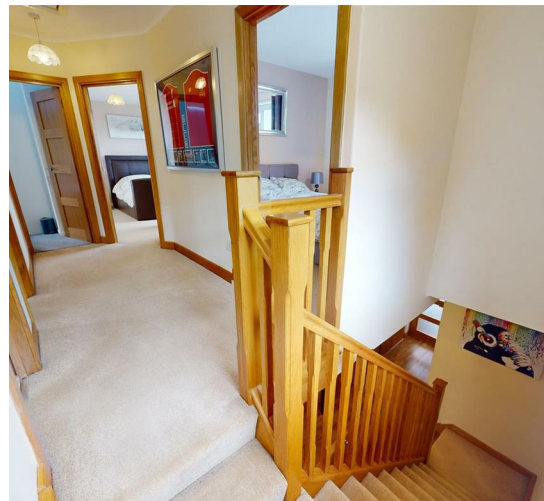
To the rear of the property a stunning garden with turf laid to lawn and fabulous patio area paved all set to entertain and enjoy our summer months.

The property benefits from lots of local village amenities, fabulous walking trails, some of the best local primary schools, with commuter links to Liverpool, Manchester and beyond.

Awaiting Energy Provider, Broadband Provider and speed.

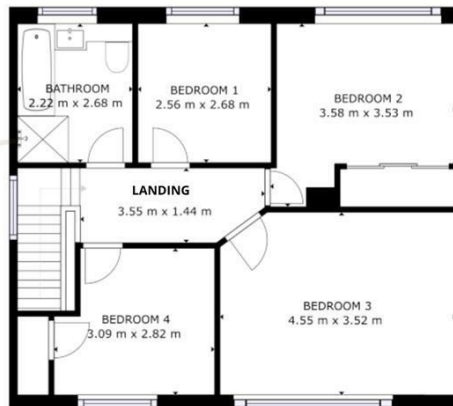
EPC: D







GROUND FLOOR



SECOND FLOOR

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David Paul David

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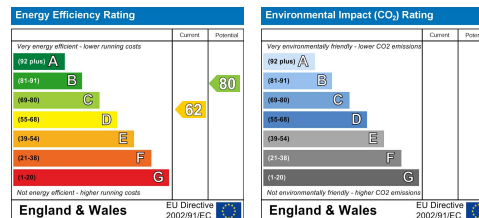
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