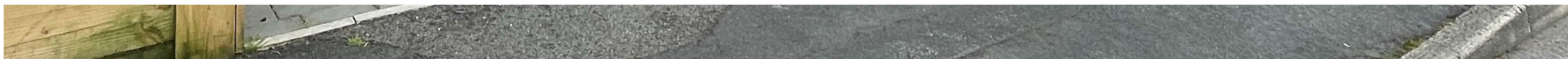




**28, Ashfield Crescent, Billinge, WN5 7TE**

Asking Price £310,000

*David  
Davies* *Collection*



## 28, Ashfield Crescent, Billinge, WN5 7TE

- EPC:C
- Freehold
- Two Reception Rooms
- Modern Fitted Kitchen
- Attached Garage
- Council Tax Band:D
- Stunning Detached Property
- Four Bedrooms
- Conservatory
- Beautiful Presented Front And Rear Garden

David Davies Sales And Lettings Agent welcome to the sales market this stunning four bedroomed detached property.

The Freehold accommodation offers approximately 1,241 Sq. Ft of beautifully presented living space, which comprises; entrance hallway, cloakroom and ground floor w/c, bay fronted living room, dining room, modern fitted kitchen with integrated appliances, and conservatory completing the ground floor.

This lovely home is a real credit to the current owners and is positioned within the highly desirable rural village of Billinge. Finished to a high standard, this exemplary home, affording modern contemporary décor and fittings throughout, is 'move in ready.'

The prime location offers close access to local shops and amenities, great catchment area for schools, local countryside walks, and excellent commuter links to the A580 East Lancashire Road and M6 motorway.

As you step onto the first floor, you are welcomed with four well proportioned bedrooms. The modern family bathroom completes this floor.

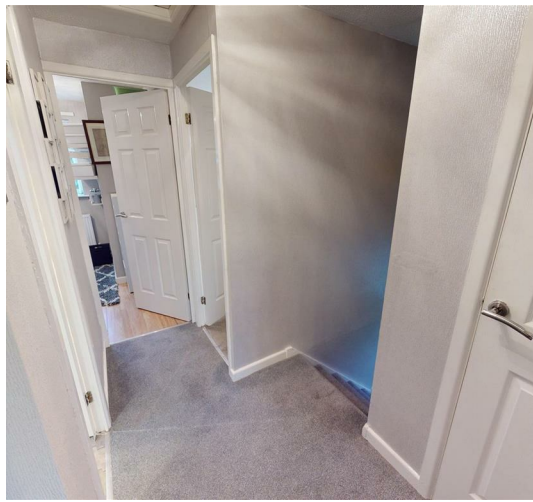
To the rear of the property you will find a beautiful mature garden, shrubs and a fitted gazebo with seating area, which you can enjoy in the summer months and is not overlooked.

The front aspect offers laid to lawn, mature shrubs and driveway parking for two cars, leading to the attached garage.

Viewing not to be missed, call 01744 885753 to arrange your viewing today

EPC:C







**David Davies**

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*David Paul Davies*

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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