



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

Asking Price £430,000

*David  
Davies*  *Collection*

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

- EPC: C
- Council Tax Band: D
- Three Reception Rooms
- First Floor Family Bathroom
- Low Maintenance Rear Garden
- Freehold
- Detached Property
- Kitchen/Dining Room
- Four Bedrooms And A Walk-In-Wardrobe
- Driveway And Garage

David Davies Sales & Lettings Agent are delighted to have the opportunity to bring to the sales market this four bedroomed detached property.

Situated in the heart of the sought-after village of Billinge, close to all amenities, well regarded primary schools and local country walks.

The property briefly comprises: entrance porch which is of good size and leads into the bright hallway. Off the hallway are two large reception rooms one of which has doors opening out onto the rear garden plus there is a separate dining room.

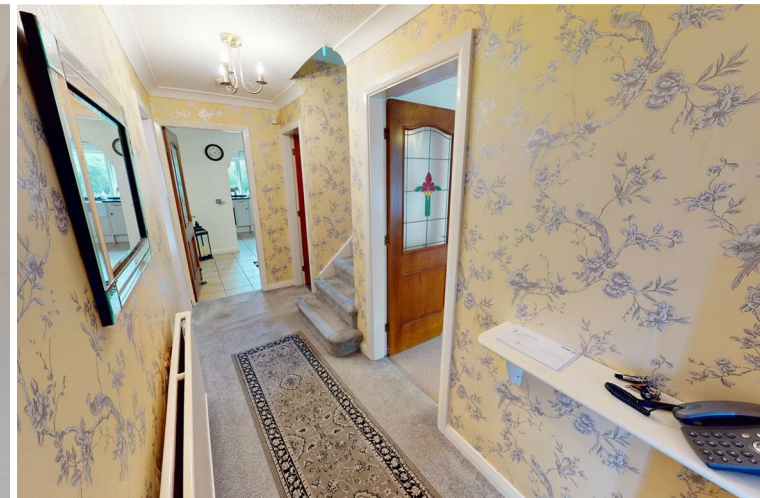
The lovely modern kitchen is a large space with ample storage solutions and also benefits from an additional dining area. The ground floor is completed by a WC.

To the first floor we have four good sized bedrooms, two of which enjoying fitted wardrobes. The master bedroom benefits from a walk-in wardrobe and a very large luxury four piece en-suite. There is also a family bathroom with a Roll Top Bath.

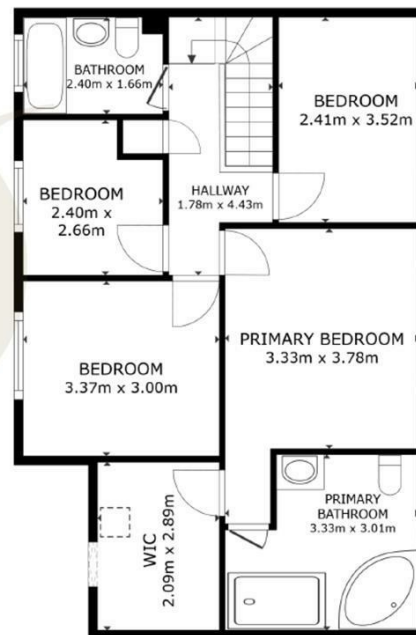
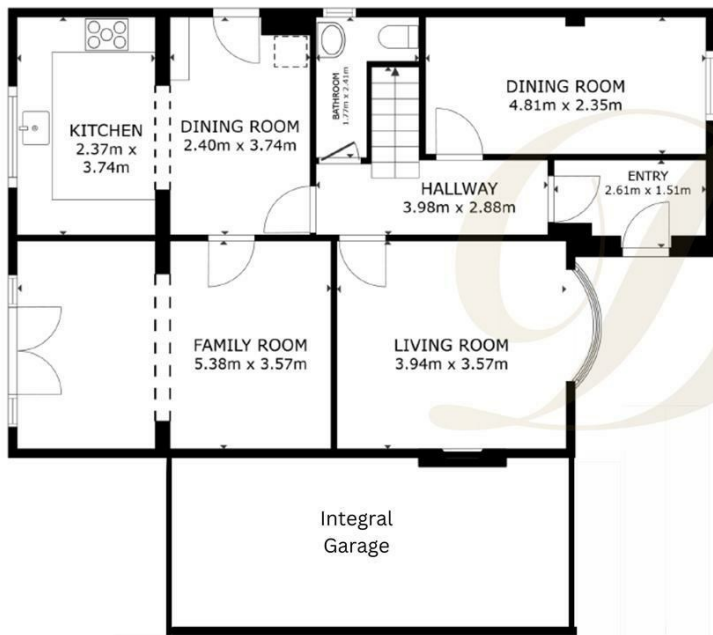
The property benefits from a garage and driveway which will accommodate a number of vehicles.

To the rear is a lovely, low maintenance garden with a patio area which is ideal for entertaining and enjoying in the summer months.

EPC: C







FLOOR 2

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Paul Davis*

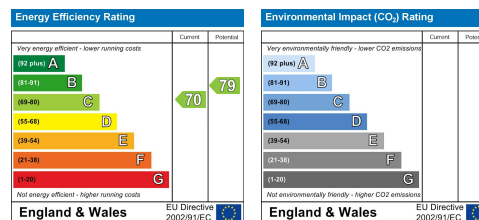
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