



**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.

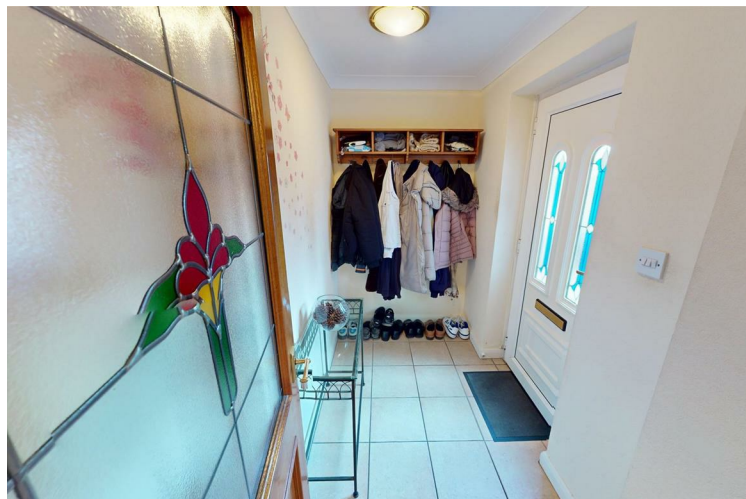
The lovely modern kitchen is a large space with ample storage solutions and also benefits from an additional dining area. The ground floor is completed by a WC.

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.

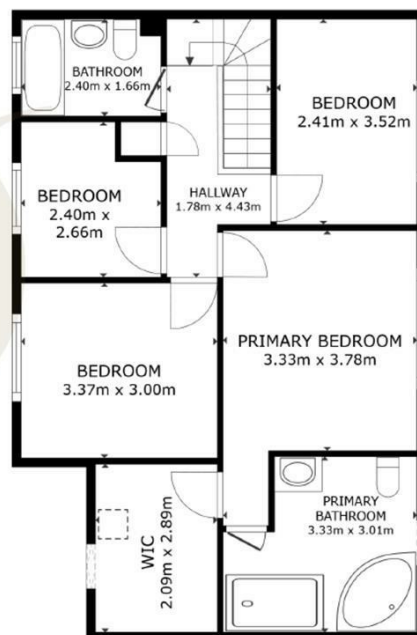
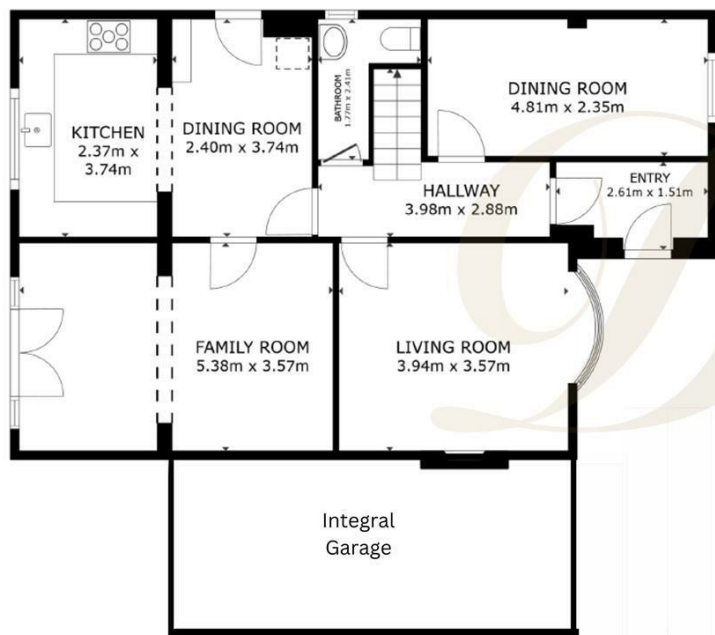
The property benefits from a garage and driveway which will accommodate a number of vehicles.

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

**David Davies**

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

*David Davies*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

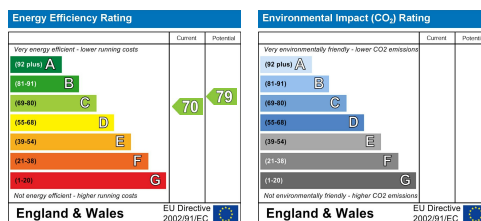
**ALLISONS**

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)  
**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**

